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Cassidy  
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Award Winning Agency



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LONDON ROAD  
TRING  
HP23 6HA

Guide Price £925,000

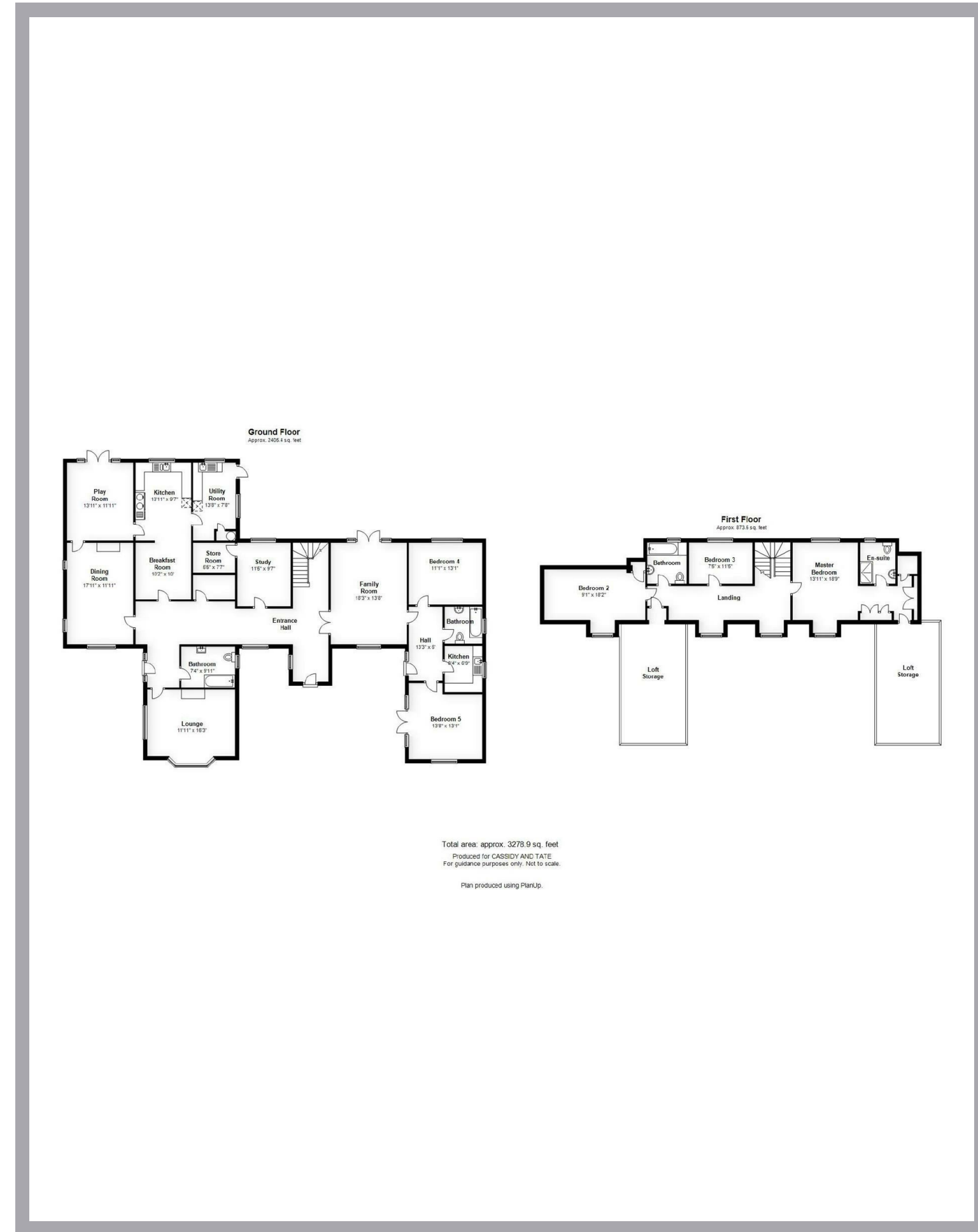
EPC Rating: G Council Tax Band: G



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

A substantial detached five bedroom residence which occupies a commanding plot in the beautiful small market town of Tring. Internally the property has been carefully configured with living spaces that offers lovely aspects over the mature gardens and living accommodation that will suit any prospective purchaser or meet the demands of the busy family lifestyles. Wooden flooring flows through the property and connects the large and welcoming entrance hall to the lounge, dining room and playroom. Both lounge and dining room boasts an open fireplace lending a warm ambience and double patio doors from the playroom allows for outdoor play. The kitchen/breakfast room provides the perfect family entertainment space and is fitted with a range of wall and base units as well as granite work surfaces, and an AGA. From this room a door leads into the utility room which in turn has a side door leading to the garden. Also leading off the entrance hall is a study and a dual aspect family room. A particular feature of this home is that two of the five bedrooms, a bathroom and a kitchenette are accessed via a door from the family room and could potentially be used as a self-contained annex. On the first floor the dual aspect master bedroom enjoys views to the front and rear gardens and the facilities of an en-suite shower room. The further two bedrooms are serviced via the family bathroom. To the front and rear of the house, the gardens offer a secluded place surrounded by a wide variety of mature shrubs, trees, plants and a patio area for dining al fresco in the warmer months. Surrounding Dunsley Orchard to the side and rear are tennis courts and a cricket ground. Tring is known as an area of outstanding beauty and is a 17th century market town set amidst the Chiltern Hills in Hertfordshire. Tring has a thriving High Street, is well known for its excellent schooling and is a popular commuter town with excellent transport links including its own train station to London, Euston in approximately just 40 minutes.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

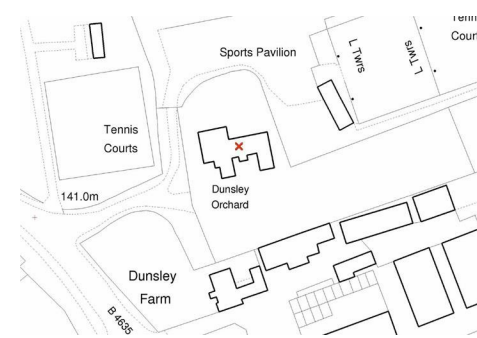
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



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## Specialists in Bespoke Properties

- Detached Individual Home
- Close to Cricket Club
- Attractive Gardens
- Five Bedrooms
- Edge of Town
- Versatile Accommodation
- 3,278 Sq Feet
- Annex Potential



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



