



REGENT
ESTATES

DORIAN CLOSE, TRING

£1,595,000 Freehold

ACCOMMODATION

An impressive five bedroom family home is situated in a select development on an exclusive private road accessed via a private gate. The location is convenient for local schools, is a short distance from Tring town centre and Tring station is a little more than a mile up the road.

This superb home is very well presented throughout and offers spacious and appointed living accommodation to include five double bedrooms and underfloor heating throughout.

The entrance door opens into a large entrance hall with stairs rising to the first floor. Doors from the hallway open into a large sitting room and dining room, and a separate study. The kitchen/breakfast room is spacious and well-appointed and there is also a separate utility room too. From both the kitchen/breakfast room and sitting room there are French doors opening out to the south-easterly rear facing garden. A cloakroom completes the downstairs.

On the first floor, the galleried landing leads to five double bedrooms, four of which have built-in wardrobes. The master bedroom has open views over the garden and countryside beyond, and has both a fitted wardrobe and a walk-in wardrobe, it also has a large en suite bathroom. The guest bedroom, also benefits from its own en suite shower room. The three remaining bedrooms are all served by a family bathroom with a shower.

LOCATION

OUTSIDE

Outside, this beautiful home enjoys a good size, mature rear garden which extends to around 85ft in width. Benefitting from a south-easterly aspect and with well stocked beds and mature shrubs, it is laid to lawn and also features a large patio, perfect for summer barbecues. There is also a summer house, which is west facing, ideal for catching the evening sun.

To the front, there is a double garage, plus driveway and further lawned front garden. In all, the property has a plot of approximately 0.18 acre.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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Approximate Internal Area 2692sqft
Garage 273sqft
Total Area 2965sqft

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.

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