



 4
Bedrooms

 2
Bathrooms

 3
Receptions





- Akeman Residential
- Large family home
- En-suite to master bedroom
- Four double bedrooms
- Double garage
- Front & rear gardens
- Detached
- Three reception rooms
- 1500 sqft

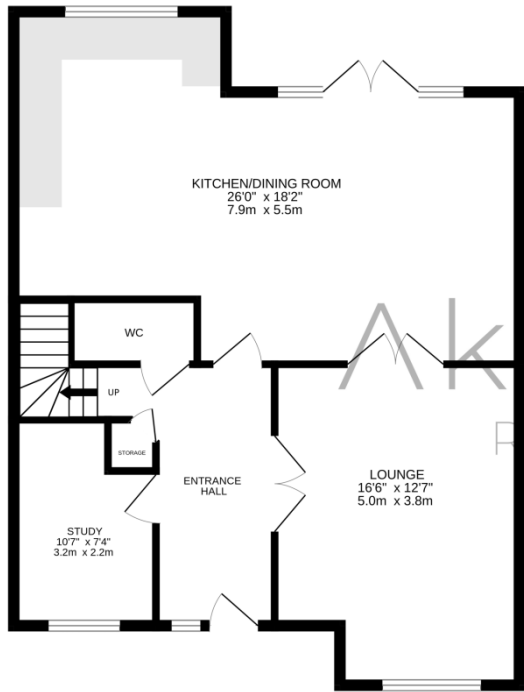
Akeman Residential are proud to introduce this beautiful family home, a cherished gem that has been lovingly owned since its construction two decades ago.

As you step inside, you'll be greeted by an inviting, tiled entrance hall. A graceful staircase ascends to the first floor, and a convenient guest w/c is located nearby. Twin doors lead you into the generously sized lounge, featuring an elegant sandstone fireplace with a gas fire. Another set of twin doors also lead to the sitting area of the kitchen/family room at the rear. The kitchen offers ample wooden units complemented by granite work surfaces, providing space for family dining and a cozy lounge area. French doors open to the rear garden, creating a seamless connection with the outdoors.

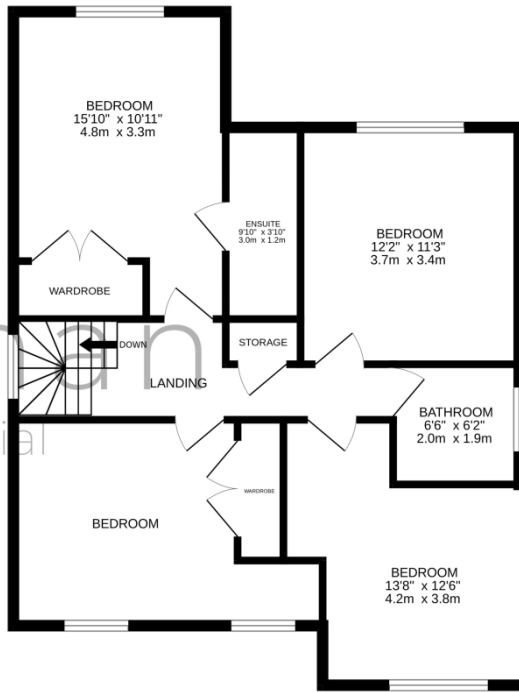
Upstairs, you'll discover four generously proportioned double bedrooms and a well-appointed family bathroom. The master bedroom offers the convenience of fitted wardrobes and an en-suite shower. The secluded rear garden is south-west-facing and is the perfect spot to enjoy the summer heat. Additionally, there's a convenient door leading to the double garage, equipped with twin electric doors for effortless access and providing excellent storage space complete with power and lighting.

The historic small market town of Tring is surrounded by beautiful Chilterns countryside just a few miles away from routes providing excellent access to London. Tring town centre provides a range of small specialist shops, restaurants and public houses. Excellent schooling is available for all ages, including independent schools such as The Tring Park School for Performing Arts and the renowned Berkhamsted School. Connections are superb with access to the A41 (providing a direct link to the M25 J20) and from there the national motorway network. Tring main line station provides a fast and frequent service in to London Euston from 36 minutes.

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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