



4  
Bedrooms

2  
Bathrooms

3  
Receptions





- Akeman Residential
- Three/four reception rooms
- Large rear garden
- Re-fitted shower rooms
- No onward chain
- Beautiful location
- Off road parking for multiple cars
- New windows installed 2021 - 10 Year Guarantee
- Detached family home
- Double bedrooms
- Three/four bedrooms
- New boiler installed in 2020 - 10 Year Warranty

Introducing a Charming Detached Family Home in a Desirable Village Location.

Found tucked away in a quiet cul-de-sac is this beautiful family home that has been lovingly cared for over the past 27 years and is now ready for new owners to enjoy. This property is being offered to the market without the complications of an onward chain.

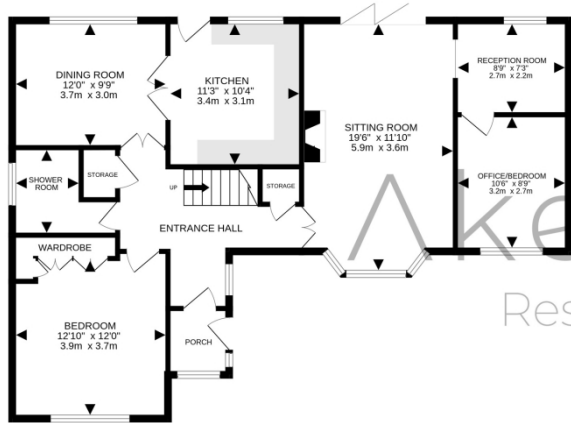
The semi open-plan kitchen/dining room boasts an abundance of natural light, courtesy of its two rear facing windows and a convenient door that opens directly to the garden. The kitchen is thoughtfully equipped with ample cupboard space which are complemented by sleek countertops. It seamlessly connects to the dining room through double doors, creating a cohesive and versatile space. The main reception room boasts dual aspects with a bay window at the front and bi-fold doors that unfold to reveal the rear garden. Within this room, an open grate fireplace takes centre stage, set against an exposed brick chimney breast. This reception room connects to a smaller reception room, previously used as a library, which then connects to another reception room, previously used as a home office/bedroom. Completing the ground floor is a generously sized double bedroom with built in wardrobes and a convenient shower room that was re-fitted in 2022.

Climbing the stairs, you arrive at the first floor landing, providing access to two more double bedrooms. Both bedrooms offer views of the exquisite rear garden and one of them includes a walk-in dressing area. Finishing off the first floor is another shower room that has also been re-fitted in 2022.

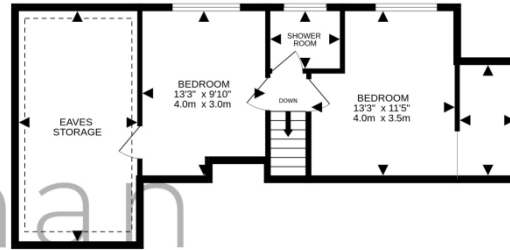
The rear garden is unquestionably a standout feature of this property. To the sides & rear of the house, you'll discover a well designed flagstone patio area and a triple-width shed. As you continue toward the rear of the garden, a path leads you to a gate, providing direct access into the top of Tring Park. To the front of the home, you will find a large tarmac driveway with ample parking space.

This property is surrounded by stunning countryside and is conveniently close to local amenities. Nearby, you'll find Champneys resort with its gym and spa, the Greyhound gastro pub, a park café and a village shop. The area is an Area of Outstanding Natural Beauty, offering access to bridleways and footpaths. A short walk away, Tring Park provides scenic walks through 300 acres of woodlands and fields. Tring itself is easily accessible, providing everyday essentials, including M&S, Costa Coffee, and Tesco. The A41 offers swift access to the M1 and M25, connecting you to London Airports. Tring train station ensures a fast and frequent service to London Euston in approximately 40 minutes. The village's St. Bartholomew's Primary School boasts an 'outstanding' OFSTED rating, leading to Tring Secondary School. Private education options include Berkhamsted School, located about five miles away, and Tring School for the Performing Arts, just down the road.

GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.4 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+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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