



 4
Bedrooms

 3
Bathrooms

 2
Receptions





- Akeman Residential
- Intergrated appliances
- Ground floor wc
- Amtico flooring
- Off road parking for multiple cars
- Four double bedrooms
- Bay fronted lounge with duel aspect
- Garage
- Two en-suite's & family bathroom
- EV charging point

Akeman Residential are excited to offer this stunning detached family home, ready to welcome its new owners. Just 18 months old, this modern home promises contemporary living at its finest, with ample space and luxurious finishes. As you enter, you are invited into a wide hallway, offering convenient storage spaces and a WC. From here, you can access the main lounge, with plenty of natural light streaming through dual aspect windows, one featuring a bay window that adds character to this young home. Across the hall, you will find the spacious kitchen/diner with its modern charm. More dual aspect windows seamlessly blend indoor and outdoor living. This contemporary space benefits from integrated appliances, a five-ring gas hob and ample cupboard and dining space. Rising to the first floor is where you will find the main family bathroom and four generous double bedrooms. Three of these bedrooms benefit from built-in wardrobes. Stepping into the two largest bedrooms, you'll find the added luxury of en-suite bathrooms. Stepping outside you will find a large garden as well as a patio area. Conveniently, you can access the spacious garage from the garden and enjoy the peace of mind that comes with off-road parking for multiple cars, including an EV charging point. 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 into London Euston from 36 minutes.

****Important Notice***

1. **General:** While we strive to provide sales particulars that are fair, accurate, and reliable, please be aware that they serve as a general guide to the property. Therefore, if there is any aspect of particular importance to you, we kindly request that you contact our office. We will be delighted to verify the details, especially if you plan to travel a significant distance to view the property.

2. **Measurements:** The measurements provided are intended for guidance purposes only and should not be regarded as precise.

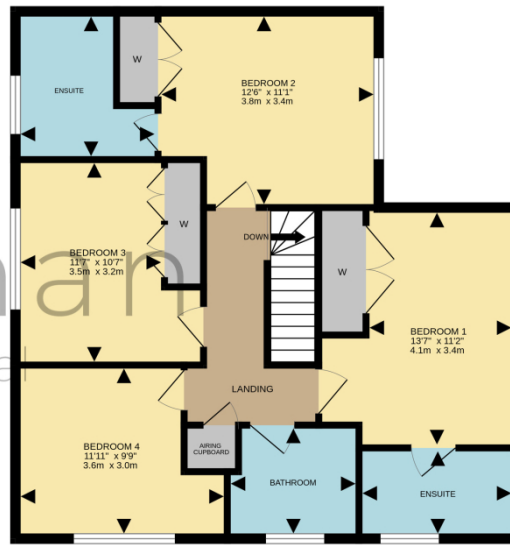
3. **Services:** It is essential to note that we have not conducted tests on the services or any of the equipment or appliances within this property. Consequently, we strongly recommend that prospective buyers arrange for their independent survey or service reports before finalising their offer to purchase.

4. **Disclaimer:** These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Any matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Akeman Residential Limited nor any of its employees or agents holds authority to make or provide any representation or warranty concerning this property.

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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		93
(81-91) B	83	
(69-80) C		
(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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