

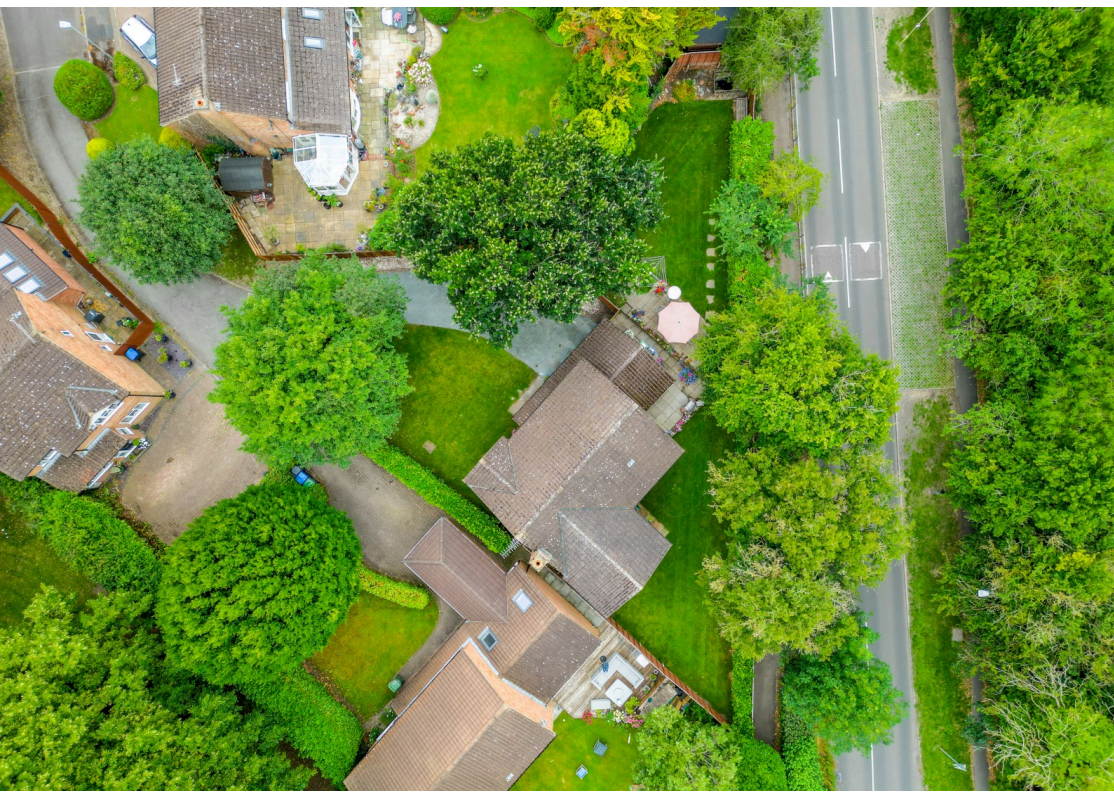


4
Bedrooms

3
Bathrooms

2
Receptions





- Akeman Residential
- Arguably the best location in Tring
- En-suite | Shower room | Family bathroom | Ground floor w.c
- Executive detached family home
- Close to great schools and amenities
- Tucked away
- Off road parking & double garage
- Four double bedrooms

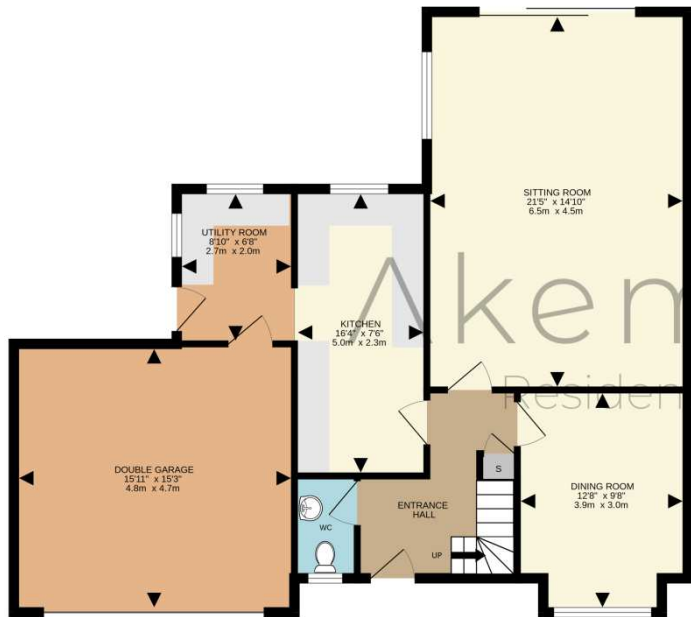
Tucked away in a desirable cul-de-sac within the prestigious Grove area, this elegant, detached family home boasts an excellent location, just a short stroll from local schools and the town centre.

The ground floor features an inviting entrance hall, a cloakroom w/c, a spacious lounge with dual aspect views of the garden, a separate dining room and a well-appointed kitchen with ample cupboard space. The adjoining utility room provides direct access to the double garage. On the first floor, you'll find four generous bedrooms, including a principal bedroom which benefits from a four-piece en-suite. Additionally, there is a recently re-fitted family bathroom and a separate shower room.

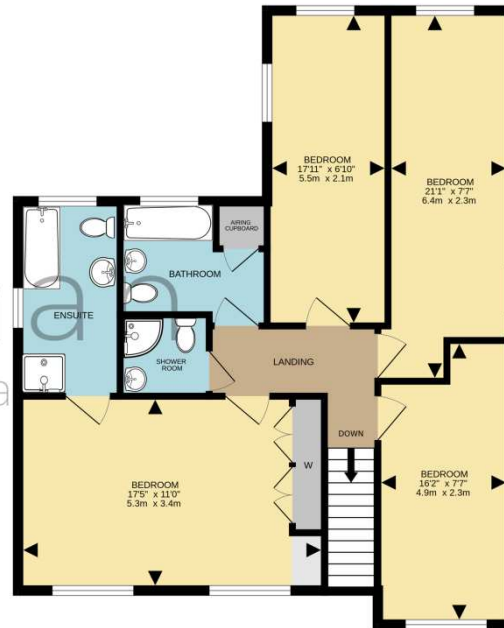
Externally, the property offers ample off-road parking, a front garden area and a large rear garden that feels like two distinct outdoor spaces.

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.

GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.7 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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