



4
Bedrooms

2
Bathrooms

3
Receptions





- Akeman Residential
- Large kitchen diner, spacious L shaped lounge, plus separate office/playroom and converted garage office
- Wrap around garden, ideal for entertaining
- Four double bedroom detached family home in highly sought after Tring location
- Principal bedroom with en suite, modern family bathroom & ground floor wc.
- Off road parking & garage
- Peaceful cul-de-sac setting just five minutes' walk to Tring High Street and Tring School
- Fully renovated throughout by current owners within the last five years

Why buy this home?

Because it is the kind of place you walk into and instantly see yourself living in. Over the past five years the current owner has lovingly transformed this four double bedroom home into something really special, with every detail carefully thought through and every space made both practical and inviting. The result is a house that blends modern style with an easy, welcoming feel, making it perfect for family life or for simply enjoying a bit more space.

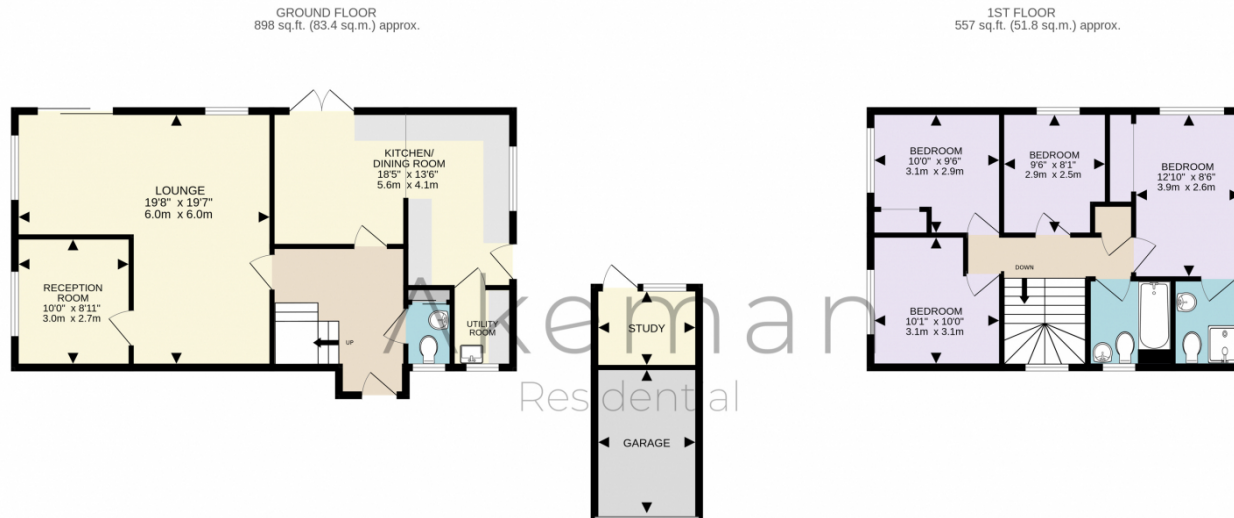
This house is the definition of tucked away. Set in a peaceful cul-de-sac, you are just a short five minute stroll from both Tring High Street and the highly regarded Tring School. It is the ideal spot, quiet enough to feel private yet close enough to walk into town for a coffee, pick up something from one of the local shops or enjoy dinner at a nearby restaurant.

Step inside and you will notice the scale right away. The large kitchen diner sits at the heart of the home and is perfect for family meals or gathering friends. The L shaped lounge offers plenty of room to relax, while an additional office or playroom and a converted garage office give you flexibility whether you are working from home, need a hobby space or want somewhere quiet to read. There is also a convenient ground floor WC. Upstairs, four double bedrooms await, including a principal bedroom with en-suite, along with a modern family bathroom.

Outside is just as impressive. The unusual wrap around garden catches the sun at different times of the day, giving you multiple spots to enjoy from morning coffee to summer evenings with the barbecue on. There is parking for two cars, gas central heating and that all important outside office space so you really can work from home in style.

This is more than just a house, it is a home that is ready to welcome you in one of Tring's most sought after locations.

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.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 20 Nursery Gardens, HP23



Akeman
Residential

Tel : 01442 974754
 Email : hello@akeman-residential.co.uk
 Address : 3 Claridge Court, Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AF