



 5
Bedrooms

 1
Bathroom

 3
Receptions





- Akeman Residential
- Three reception rooms
- Walking distance to The Grand Union Canal
- Five generous size bedrooms
- Built in 1906
- Beautiful countryside views
- Approx 190ft rear garden

Akeman Residential are excited to offer this spacious family home to the market. This home has been lovingly cared for over the past 50 years and now is the time for new owners to enjoy what it has to offer.

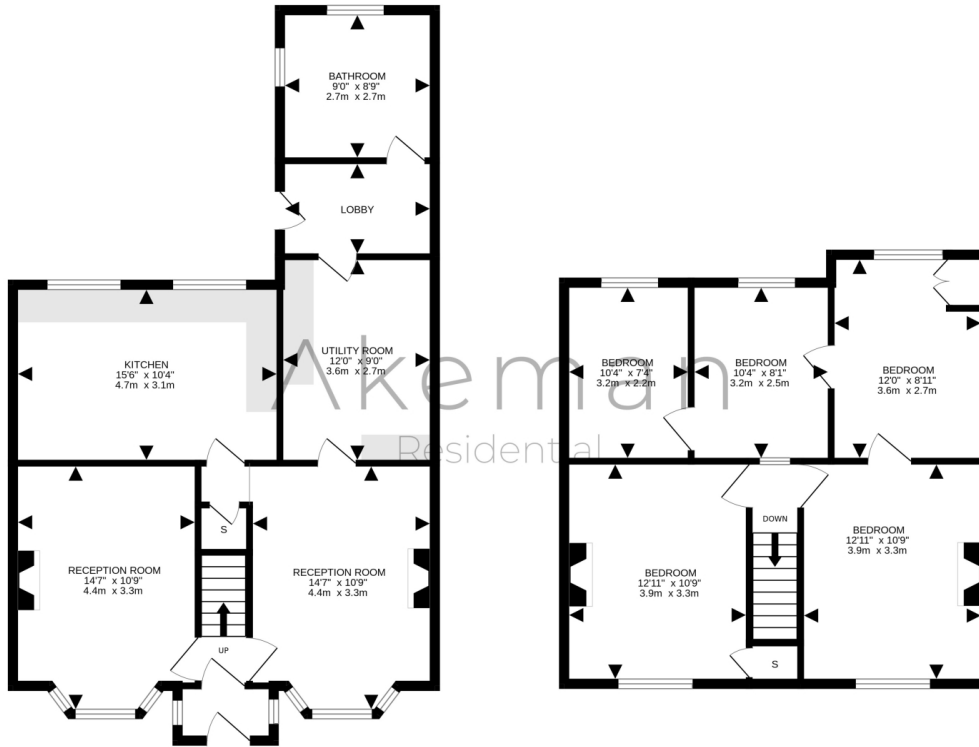
The ground floor accommodation consists of a porch that leads into an entrance hall, two large reception rooms both with bay windows, a large utility room, spacious kitchen with ample cupboard space and views of the rear garden, a lobby area that gives access to the rear garden and the family bathroom. On the first floor you will find all five spacious bedrooms with front & rear views.

Externally this home offers an approx. 190ft rear garden with stunning countryside views and can park two cars outside the front of the property.

Step back in time to Tring, a charming market town nestled amidst the rolling hills of the Chilterns. This historic gem boasts a vibrant town centre brimming with independent shops, cosy pubs and delicious restaurants. Families will find top-rated schools, including The Tring Park School for Performing Arts and the prestigious Berkhamsted School. Whether you seek a peaceful escape or easy access to London (via the A41, M25, or the convenient Tring station offering a 36-minute commute to Euston), Tring offers the best of both worlds.

GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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