



**SANDON CLOSE**  
**TRING, HERTFORDSHIRE HP23 4HX**



# SANDON CLOSE      guide price £850,000 FREEHOLD

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**An impressive four/five double bedroom detached family home in a peaceful cul-de-sac in the centre of Tring, close to amenities.**

This detached family home offers versatile accommodation of well over 2000 sqft and is situated in one of Tring's most sought after cul-de-sacs, just off Christchurch Road. Just down the road, and within easy walking distance you will find Tring's gorgeous High Street, with OFSTED outstanding Goldfield infant school and Bishop Wood Primary School along the way, making this a very attractive location for families. There is even a park with playing fields just around the corner and miles and miles of wonderful countryside if a Sunday afternoon stroll is your thing.

The house itself is set behind a driveway with a large garage providing off road parking and useful storage. The big porch is a convenient place to kick off shoes and hang coats before entering the house. The ground floor accommodation is arranged around an entrance hall, with a guest cloakroom and stairs to the first floor, and has a wonderful, sociable flow. The principle reception room measures some 25ft x 15ft, with a bay window looking onto the rear garden, and twin glazed doors opening to the spacious dining room at the front, and the wonderful light and airy conservatory/garden room at the rear. The kitchen is well equipped with plenty of storage cabinets and work surface space and a built in electric oven and separate grill oven and gas hob. There's space for the usual appliances and a door leads conveniently to the utility room.

Tring is an attractive market town on the northern edge of the Chilterns with a charming, characterful High Street, and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

Tring has always been popular with families and commuters alike with the A41 dual carriage way linking with the M25 Motorway in around 15 minutes (jtn 20) giving convenient access to London Airports. Tring train station provides a regular service to London Euston (approximately 40 mins) and Milton Keynes and the North.









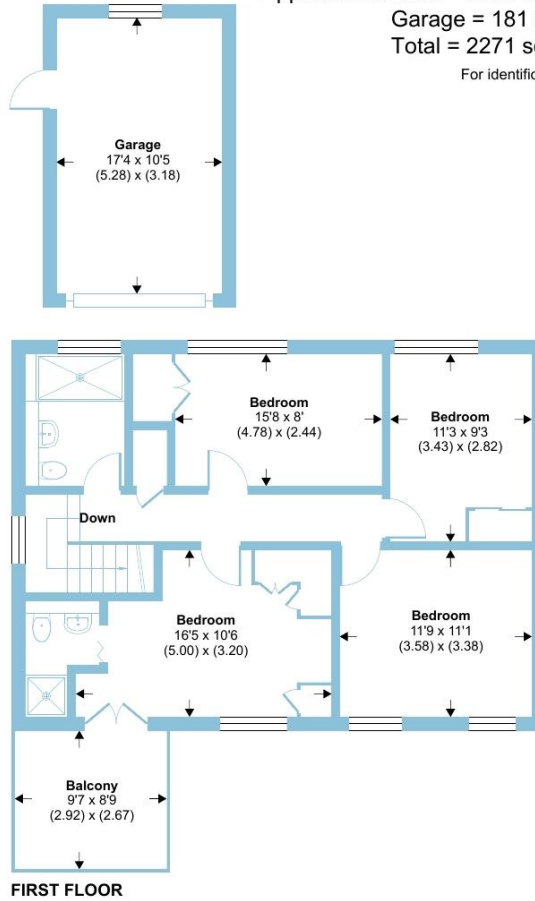
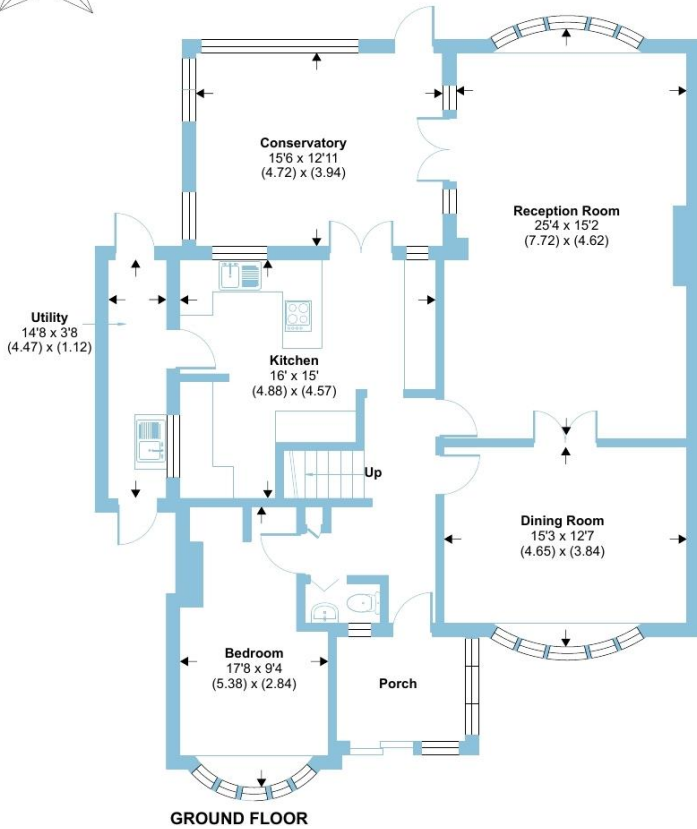
# Sandon Close, Tring, HP23

Approximate Area = 2090 sq ft / 194.1 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 2271 sq ft / 210.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF:1036883



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EPC rating – C Council Tax Band - G

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