



**TREEHANGER CLOSE**  
**TRING, HERTFORDSHIRE HP23 5JE**

# TREEHANGER CLOSE      £550,000 FREEHOLD

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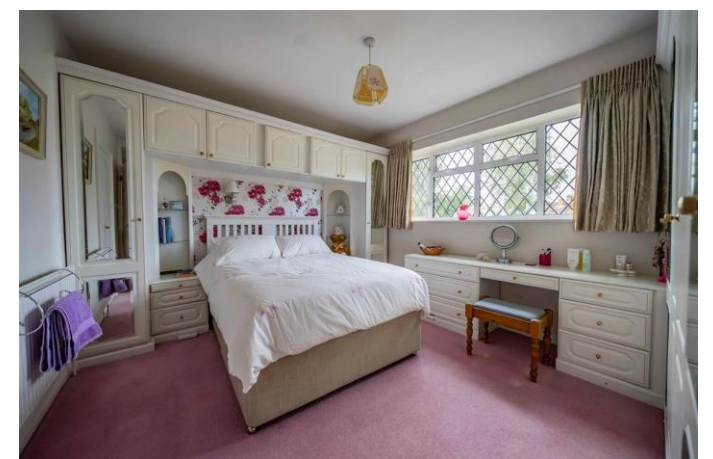
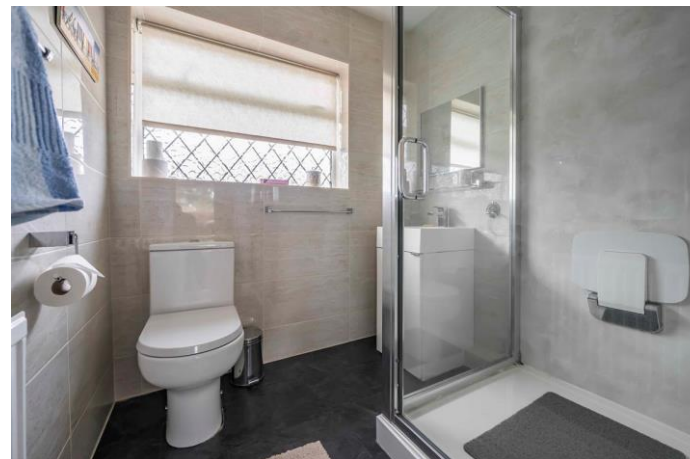
**An extended, three double bedroom family home with large south facing rear garden, driveway and garage. Located in the Grove area of Tring, close to schools and sports facilities. Offered for sale with no upper chain.**

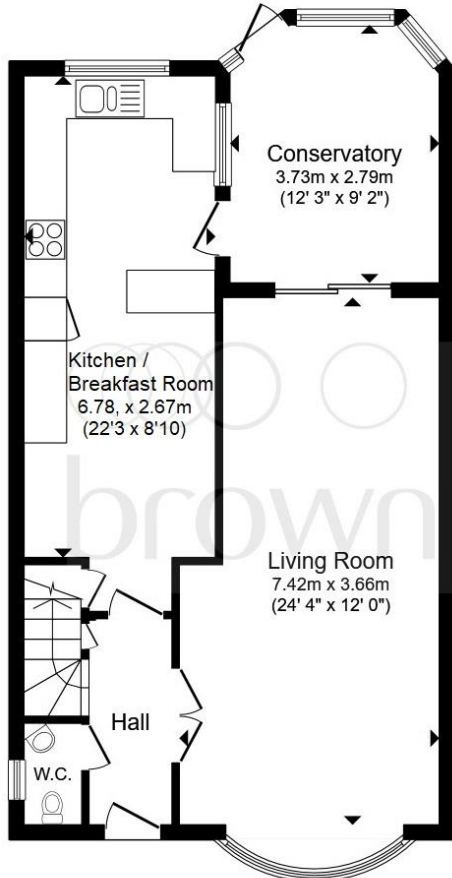
Located in a leafy cul-de-sac in the heart of Tring's sought after Grove area, this semi-detached home has been extended to provide over 1250 sqft of accommodation, arranged over two floors. The house is set behind a well maintained front garden with a small lawn and mature shrubs, alongside a block paved driveway providing off road parking. There is a separate single garage in a block accessed at the end of the cul-de-sac. Once inside, off the entrance hall is a cloakroom and twin doors with fluted glass, opening to a spacious, airy living room. The room features a gas fire and double glazed bow window at the front. To the rear, sliding patio doors open to the double glazed conservatory which offers versatile space for entertaining guests for dinner or to relax and enjoy the beautiful garden in the cooler weather. The kitchen benefits from the extension, almost doubling the original size and allowing space for a dining table, appliances and plenty of kitchen cabinet storage. A single door from the kitchen allows convenient access to the conservatory. Upstairs, also bright and airy, are three large double bedrooms, an airing cupboard and a fully tiled shower room.

Outside, the rear garden is another superb feature of this family home. South facing and measuring nearly 100 ft, the garden offers something for everyone. There is a large lawn, perfect for children and dogs; and sculptured flower beds providing a splash of colour. Gardeners will love the bottom of the garden, through the trellis arch, where there is a shed and large greenhouse, ideal for growing vegetables and the like if desired. Alternatively this area provides an excellent children's play area or space for a small home office if required.

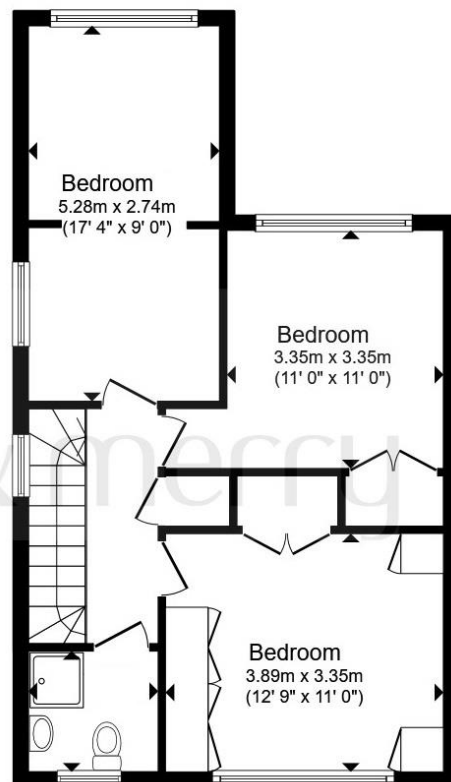
Tring is an attractive market town on the northern edge of the Chilterns with a charming, characterful High Street, and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town 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.







**Ground Floor**



**First Floor**

Total floor area 116.6 sq.m. (1,255 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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EPC rating – D Council Tax Band - E

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