



LANGDON STREET
TRING, HP23 6AZ

LANGDON STREET OFFERS IN EXCESS OF £700,000 FREEHOLD

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A deceptively spacious, Victorian four double bedroom family home in the Tring Triangle conservation area. Generous south west facing walled rear garden. Close to schools, shops, cafes and restaurants.

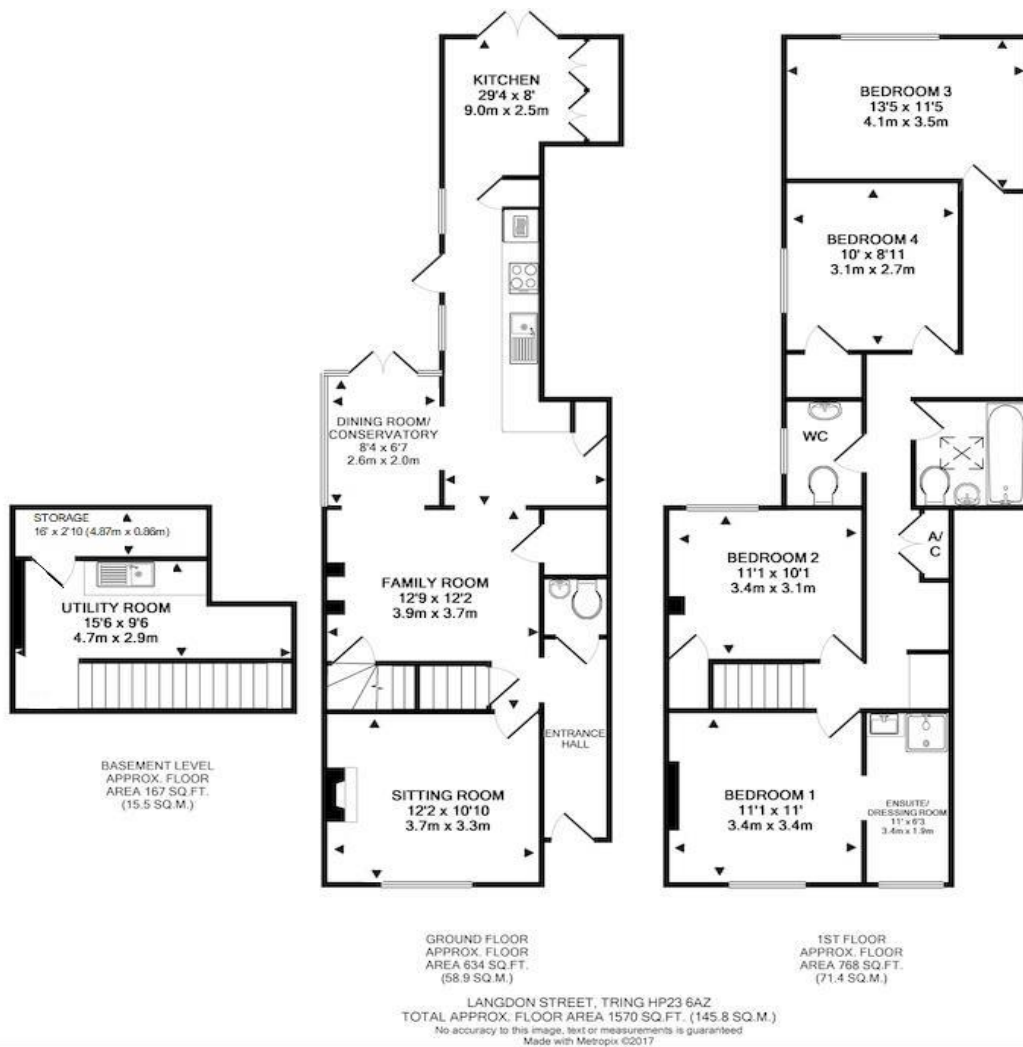
The front door opens to an inviting entrance hall with attractive quarry tiled flooring and a guest w/c. There are two main reception rooms; a gorgeous and cosy lounge at the front with fitted shutters, exposed floorboards and a log burner, and a family room with a gas 'stove' and exposed floorboards which is open to the conservatory cum dining room. Between the lounge and family room are stairs rising to the first floor and brick steps descending to the cellar which provides excellent utility space and wine storage with a separate and spacious store room. The kitchen at the rear is fitted with an abundance of cabinets with wooden work surfaces and a built in dishwasher and wine cooler. There is space for a range cooker and fridge/freezer and a built in microwave. Upstairs continues to impress with four generously proportioned double bedrooms and a family bathroom along with a second w/c, all arranged around a spacious landing with space for a study area. The master bedrooms benefits from a large en-suite and features exposed floorboards.

Outside there is a small paved front garden with a low brick wall and a gated covered passageway to the side leading to the garden and providing excellent storage. The beautiful walled rear garden is south west facing, making the most for the summer sunshine and is mainly laid to lawn with a timber shed and a brick patio area.

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.







TRG107861 – Version 3
EPC rating – D Council Tax Band - E

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Under the terms of The Estate Agency Act 1979 (Section 21) please note that the Vendor of this property is a relative of a member of staff of Sequence (UK) Ltd ~ Brown & Merry.



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