



MINALL CLOSE
TRIG HP23 5BH

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£900,000 FREEHOLD

TRING, HP23 5BH

A light and spacious four bedroom detached family home tucked away in a quiet private road within easy reach of the town centre. The house is in good decorative order and offers versatile accommodation in delightful wrap around gardens with a detached annex/detached home office/studio/business space.

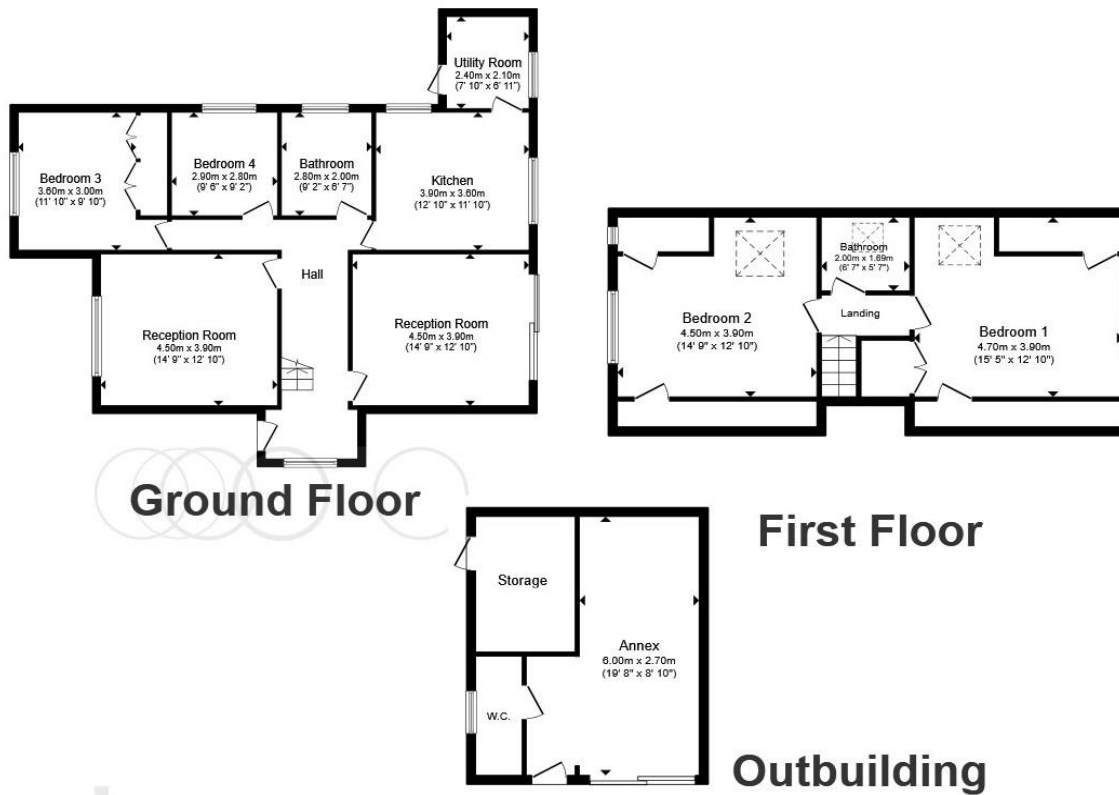
This detached family home occupies an appealing position in a sought after private cul-de-sac close to the centre of Tring. Nearby schools and shops make this a perfect spot for modern families and the High Street shops, cafes and restaurants are less than half a mile away.

A wooden five bar gate opens to the large driveway providing plenty of parking for several cars and a spacious and private feel to the front of the property. The detached double garage has recently been converted to provide a luxurious home office/studio/business space with w/c with a large store room behind. The gardens wrap around all sides of the property and are gated to both sides. Inside, the property continues to impress. High ceilings and light, airy rooms are a feature throughout the house. There is a large dining room/family room situated at the front of the house and to the rear the lounge with feature fireplace and patio doors to the garden. The kitchen is well appointed and offers space for family dining and an adjoining utility room. There are two bedrooms (one large single and a double) and a bathroom on the ground floor, with two further double bedrooms, including the large principle bedroom, and a recently re-fitted modern shower room the first floor.

Tring is an attractive market town on the northern edge of the Chilterns 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 every 2nd and 4th Saturday. 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







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Total floor area 173.5 sq.m. (1,868 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 – TBA Council Tax Band - G

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