



GOLDFIELD ROAD  
TRING HP23 4BA

# GOLDFIELD ROAD OFFERS IN THE REGION OF £575,000 FREEHOLD

TRING HP23 4BA

Located in the desirable Goldfield Road, this delightful three-bedroom end of terrace house has been fully renovated and extended. Just a short stroll from Tring's bustling High Street and excellent schools. Early viewing is highly recommended to fully appreciate all it has to offer.

This beautifully presented house has been extended and modernised in recent years to include exceptional open plan living spaces to suit modern family life. The house is well positioned in a very sought after road within short walking distance of the High Street restaurants and coffee shops, boutiques, and supermarkets. Goldfield infant school & Nursery (Ofsted rated outstanding) is located within a minute's walk away with Bishop Wood Primary School just around the corner making this extremely appealing for young families or downsizers seeking convenient access to amenities.

As you enter the property you are met with a spacious entrance hall allowing space to hang coats and slip off shoes before entering the main living accommodation. Just off the hallway is where you will find a beautifully designed family bathroom which includes floor to ceiling tiles, walk in shower, WC, bidet, and wash hand basin. As you continue through, you're met by bright and airy spaces that typifies the general ambience of the whole house and offers a cosy yet sociable space to lounge on the sofa and watch the TV. Laminate wood flooring continues through to the impressive open plan kitchen/dining/family room at the rear which has been carefully designed and is the hub of this wonderful home.

The kitchen area is fitted with plenty of cabinets and wooden work tops, various fitted appliances. Double doors then lead you seamlessly on to the patio area of the garden.

Upstairs there are three generously sized bedrooms and with fitted storage and a conveniently hidden WC and wash hand basin in the master bedroom.

Stepping outside there is a brand-new patio area with steps up to the lawn. As well as brand new fencing that surrounds the property. There is a nice little veranda where you can enjoy a drink even on those rainy days.

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.

**Note:** Currently the Vendors details do not match the registered title at Land Registry. Please ask the branch for more details

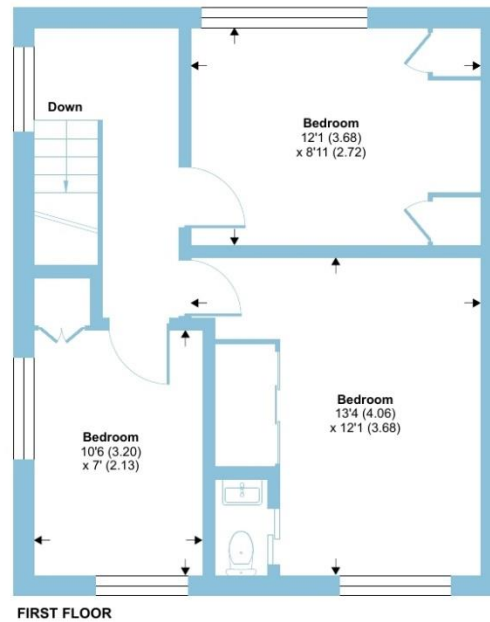
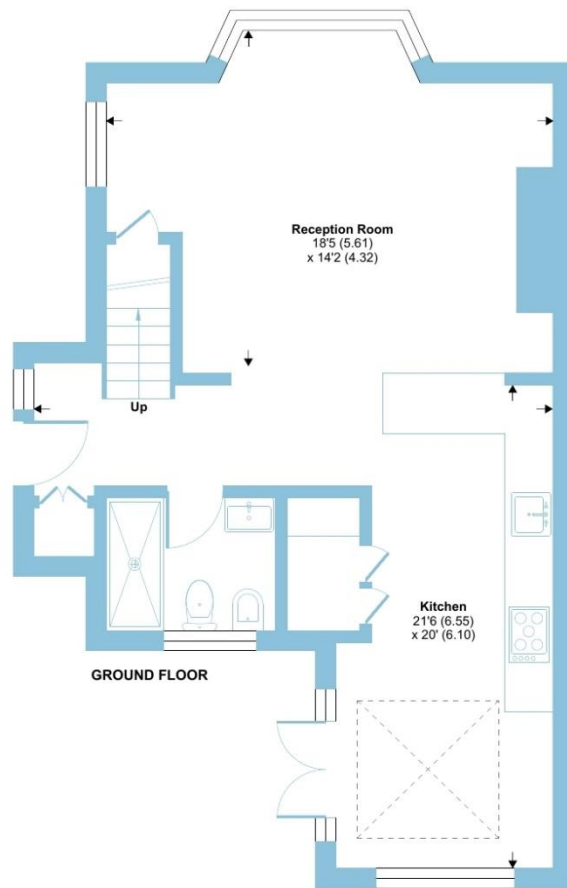




# Goldfield Road, Tring, HP23

Approximate Area = 967 sq ft / 89.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Merry. REF: 1131802



TRG108004– Version 4

EPC rating – D Council Tax Band - C

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