



**THE MILL, TRING ROAD,
WILSTONE HP23 4FP**

THE MILL

£625,000 FREEHOLD

TRING ROAD, WILSTONE HP23 5JU

A wonderful three double bedroom property on a good size corner plot with gardens to the rear and side and direct access into the garage; situated at the end of a private cul-de-sac in the idyllic Hertfordshire village of Wilstone.

The front door opens to a spacious entrance porch with stairs to the first floor and a storage cupboard under. There is a cloakroom, and a lovely open plan kitchen/dining room which is fitted with a range of base and eye level units. Double French doors open to a conservatory which doubles as the second living room and opens directly to the rear garden. The dedicated living room has a window to the front and a feature inset fireplace.

On the first floor, doors open to all accommodation and there is a second staircase rising to the second floor landing. There are two double bedrooms, one over-looking the rear and the other over-looking the front and boasting a range of fitted wardrobes. The front bedroom has an ensuite shower room with walk in shower cubicle, wash basin and a low level WC. The spacious family bathroom is fitted with a white three-piece suite.

On the second floor there is a generous bedroom with ample storage into the eaves spaces and a range of fitted wardrobes, and benefits from an ensuite with cleverly designed recess housing the shower cubicle along with a Velux window to the rear, low level WC and wash basin.

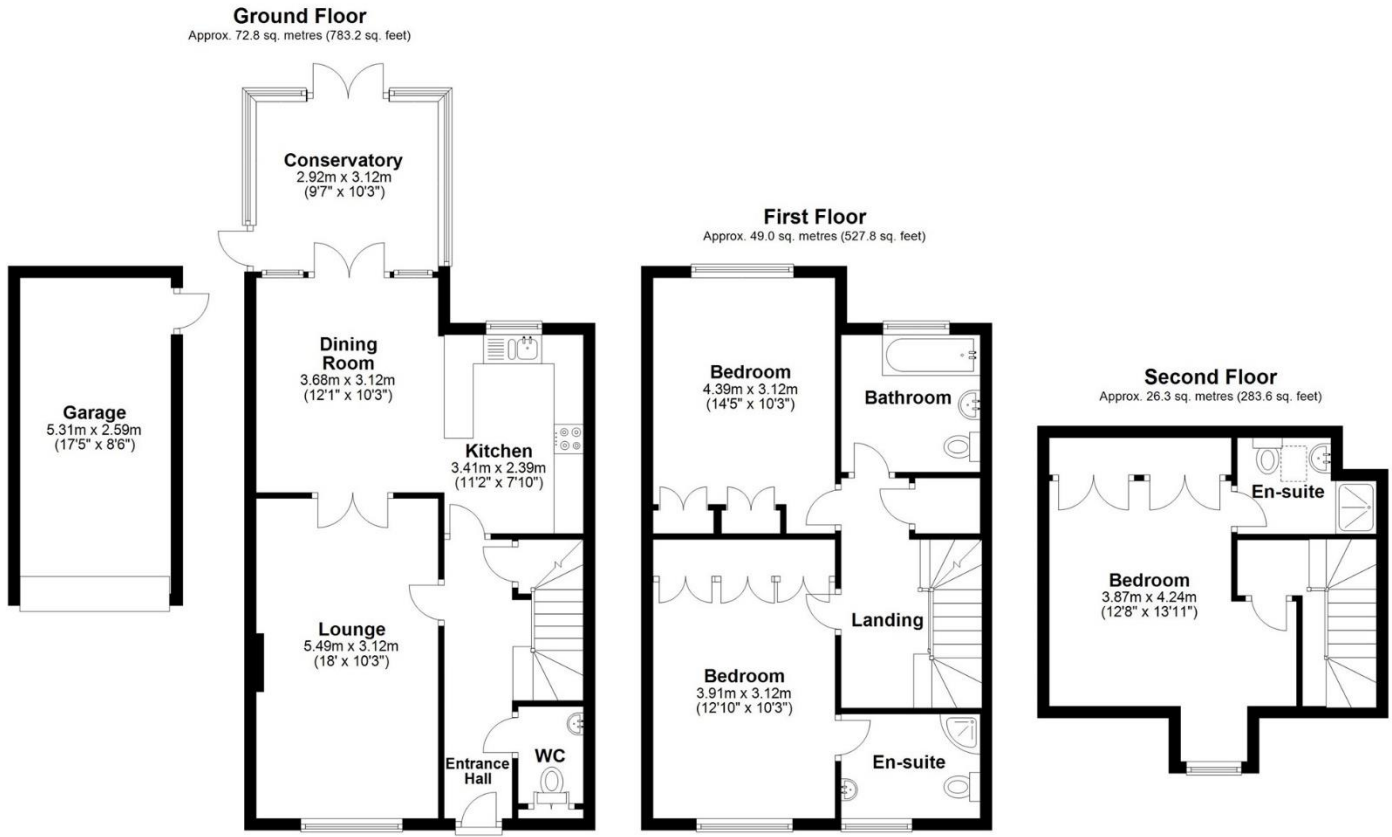
The property boasts two garden areas which are connected to one another. The first garden area to the rear of the property has a small, terraced area leading to the main part of the garden which is laid to lawn and fully enclosed by fencing. This garden area has a number of mature specimen trees and hedging to the boundaries which provides an excellent degree of privacy. A flagstone pathway leads down the side of the house where gated access opens to the front of the property and to the side garden which has been landscaped with several raised borders and Indian sandstone patio. A pedestrian door opens to the garage (currently used as a home gym) which has power and light and up and over timber door to the front. The front of the property has a block paved driveway for two cars and leads to the garage with lawned area and flagstone pathways to the front door and to the side gate which opens to the garden.

Wilstone is very popular village with its strong sense of community, a welcoming village pub, a community shop, church and village hall, which provide a range of sociable events to welcome newcomers. Situated on the edge of the Chiltern Hills, only a short walk to The Grand Union canal and the beautiful reservoirs; with delightful green belt countryside providing excellent walks.

It is within a few miles of the town of Tring and the A41 provides access to the M25 within 20 minutes; Heathrow and Luton airports are within 45 minutes' drive. Rail links are fast and frequent from Tring station - London Euston around 36 minutes. Educational facilities are excellent for all ages including the highly regarded Tring Comprehensive School. There are a number of private schools in the area including the Tring Park School for the Performing Arts and Berkhamsted School with transport provided. There are nearby golf clubs and the world-famous health resort Champneys.







Total area: approx. 148.1 sq. metres (1594.6 sq. feet)
 Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
 Plan produced using PlanUp.



TRG108038 – Version 3
 EPC rating – D Council Tax Band - F

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