



**LONGFIELD ROAD**  
**TRING, HERTS HP23 4DG**



# LONGFIELD ROAD

GUIDE PRICE **£725,000** FREEHOLD

TRING, HERTS HP23 4DG

**An attractive and well-presented Victorian family home with driveway and southerly facing rear garden. Four bedrooms, two bathrooms, stunning kitchen family room with island.**

This appealing period home has been extended to provide spacious accommodation over three floors.....perfect for a modern lifestyle with charm and character and a large southerly facing rear garden. There is driveway parking for two cars side by side at the front, and private, gated side access to the rear. Stairs lead to the first floor from the entrance hall and a door opens to the spacious lounge which features a Victorian fireplace, cute column radiators and a study area. The impressive kitchen/dining/family room is light and airy with four Velux windows, and bi-fold doors which span much of the rear wall and draw back to provide direct access to the rear garden. There's plenty of space to entertain family and guests with a dining area, and breakfast island for informal dining. There are built in appliances including double oven, gas hob, dishwasher and space for an American style fridge freezer. There's no shortage of storage either, with ample cabinets and utility space for the white goods in the adjoining bathroom/utility. Upstairs on the first floor are three bedrooms and a convenient w/c. The top floor is given entirely to the top floor and enjoys lovely views and en-suite shower and built in eaves wardrobes.

The afore mentioned rear garden is perfect for sun worshipers, gardeners, children and dogs. A large paved patio provides a great space for entertaining with a large lawn and raised flower beds and a timber shed for storage.

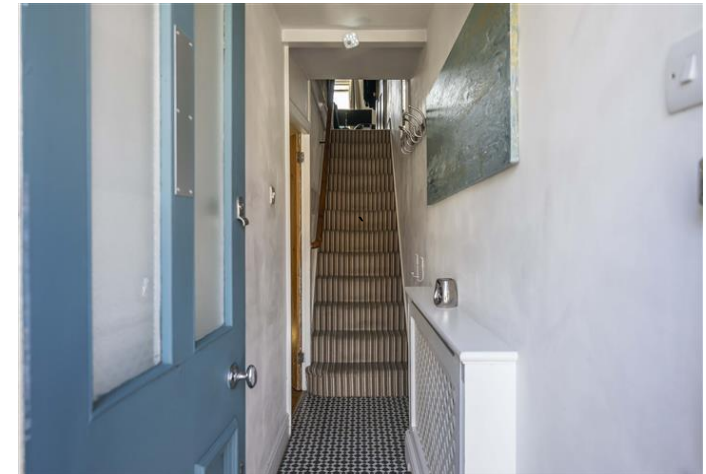
Longfield Road is a popular, residential side street on the west side of Tring, close to the centre of town within walking distance of infant, primary and secondary schools. Tring's characterful High Street is filled with Victorian buildings where independent shops, boutiques and restaurants sit alongside well known High Street brands including Marks & Spencer and Costa Coffee. Tring is surrounded by wonderful countryside and the Grand Union canal offering endless walks, and there is a wide variety of sports clubs to satisfy most interests along with the sports centre and swimming pool.

Schooling includes a variety of nursery and primary schools which feed Tring secondary School and private education is catered for with the renowned Tring School for the Performing Arts or Berkhamsted School just 5 miles away.

For commuters, Tring train station provides a frequent service to London Euston (approx. 38mins) and The A41 dual carriage way can be easily accessed at Tring and links the M1 and M25 motorways giving excellent road links across the country and to the London Airports.











# Longfield Road, Tring, HP23

Approximate Area = 1402 sq ft / 130.2 sq m

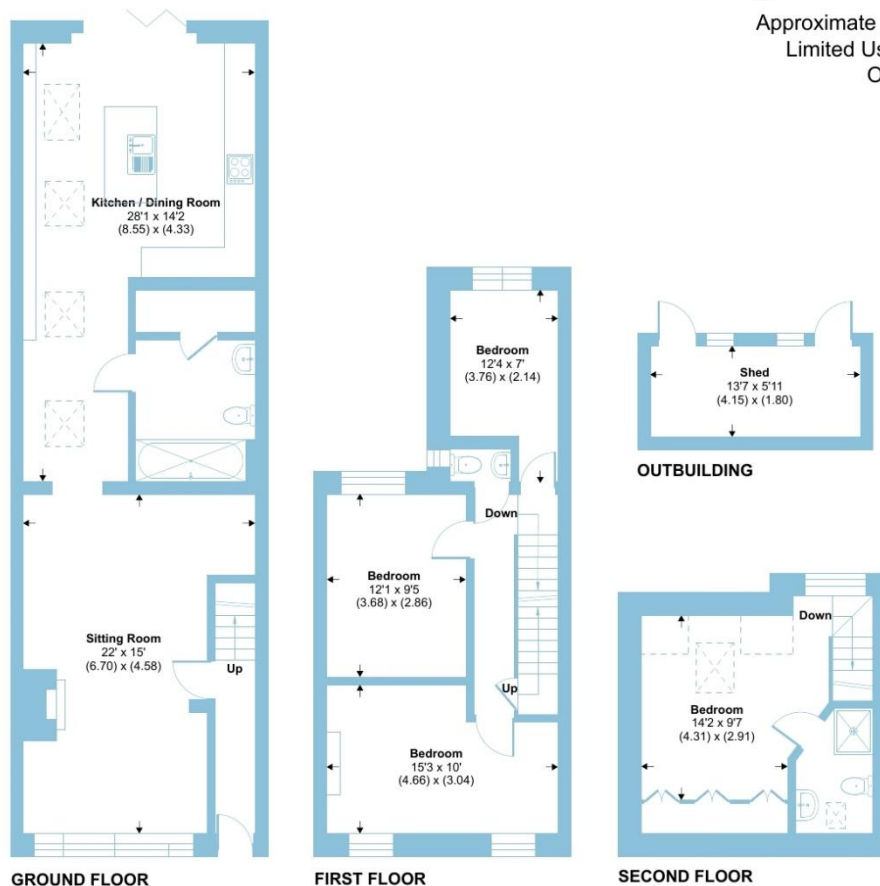
Limited Use Area(s) = 16 sq ft / 1.4 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1498 sq ft / 139 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Barnard Marcus. REF: 1159207



TRG108061 – Version 2

EPC rating – D Council Tax Band - D

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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