



**GOLDFIELD ROAD**  
**TRING, HERTS HP23 4BA**

# GOLDFIELD ROAD

£650,000 FREEHOLD

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**A contemporary detached house offering over 1300sqft of accommodation in an extremely sought after side road close to the High Street, schools and park land. Underfloor heating, large garden. Driveway with EV charger.**

This beautifully presented detached house offers a light and airy, contemporary layout, with a good size secluded rear garden backing directly onto parkland. The house is situated within short walking distance of the High Street shops, cafes and restaurants and has OFSTED outstanding schools within a stones throw.

The house has solar panels to heat the hot water and excellent insulation, along with uPVC double glazing and gas central heating (serving underfloor heating to the ground floor and radiators to the first and second floors) with remote controlled zone thermostat, and offers an excellent 'low maintenance' life style.... perfect for today's busy lifestyle.

There is side by side parking on the driveway at the front with an EV charger, and a side gate leading to the lovely rear garden. The rear garden is mainly lawn with flower and shrub beds and a good size patio. Backing directly onto parkland the garden offers excellent seclusion.

The ground floor features under floor heating and comprises an entrance hall with w/c and stairs to the first floor, the living room is open plan with a spacious feel....perfect for entertaining. The modern kitchen area is well appointed with built in appliances including twin electric ovens, gas hob, fridge freezer and dishwasher. There's plenty of space for a family dining table and lounge area with double glazed French doors opening to the patio. There are two bedrooms on the first floor, including the principal bedroom with a stylish en-suite fitted quite recently. The family bathroom is fitted with a rainfall shower over the bath.

The top floor is given to the guest bedroom, complete en-suite w/c and built in wardrobes. While ideal for guests, this is a great children's 'twin' room or could be an office if working from home.

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 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.





## Goldfield Road, Tring, HP23

Approximate Area = 1187 sq ft / 110.3 sq m

Limited Use Area(s) = 17 sq ft / 1.6 sq m

Total = 1204 sq ft / 111.9 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: 1164700



TRG108089 – Version 3

EPC rating – C Council Tax Band - E

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