



BEACONSFIELD ROAD
TRING, HERTS HP23 4DW

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£886,000 FREEHOLD

A deceptively spacious detached family home of over 2200 sqft including four double bedrooms, a 30ft detached garage and a brick garden office.

A detached 1930's family home which has been extended and remodelled some years ago and provides excellent accommodation with plenty of driveway parking and a detached double length garage. There is a pretty front garden below a low brick wall with a gate opening to a pathway to the front door. Twin wooden gates to the side open to provide additional secure parking to the side (perfect for a motor home or boat potentially) and lead to the garage. Inside, the well presented accommodation is arranged over two floors and offers a versatile layout. There are two double bedrooms with double glazed bay windows. A little further down the hall is a shower room and a study/office area where stairs rise to the first floor. There is a large living room at the rear, looking onto the rear garden. A dining room with an open fire place is adjacent to the kitchen breakfast room which has been recently re-vamped to provide excellent storage and a double glazed modern conservatory is the perfect place to enjoy the rear garden from indoors. Upstairs are two further double bedrooms both with eaves storage, the main bedroom benefitting from wall-to-wall fitted wardrobes, and a family bathroom. The rear garden is south easterly facing and wonderfully secluded. Extending some 65ft or so, the garden is superb for gardeners and children and is filled with shrubs and has a paved sitting area. There is a brick garden office for those working from home.

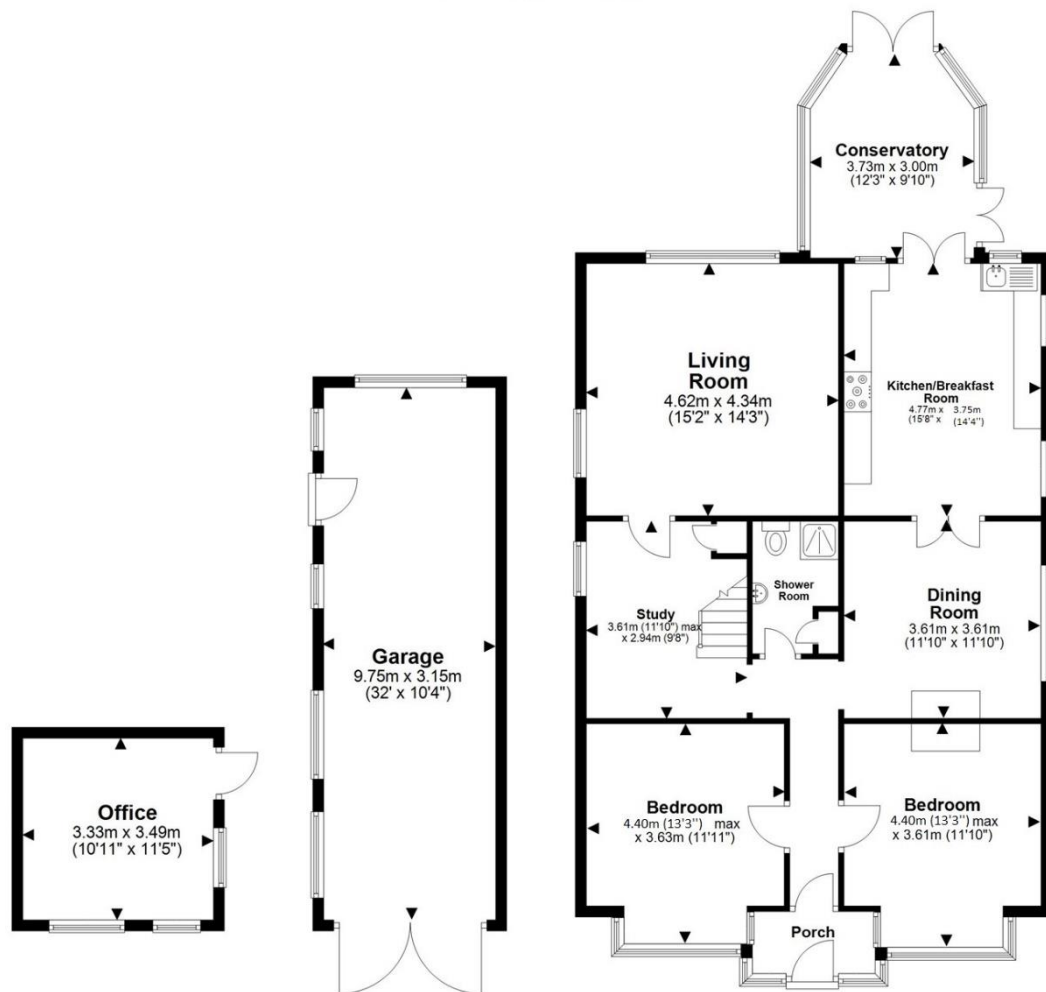
Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day 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 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



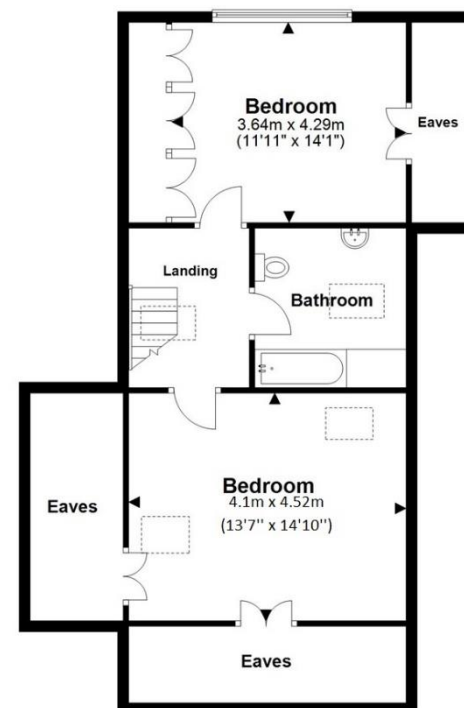




Ground Floor
Approx. 156.8 sq. metres (1687.7 sq. feet)



First Floor
Approx. 55.2 sq. metres (594.3 sq. feet)



Total area: approx. 212.0 sq. metres (2282.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.
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TRG106458– Version5

EPC rating – D Council Tax Band - F

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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