



LONGFIELD ROAD

Tring, Hertfordshire, HP23 4DG



An attractive 1930's semi-detached family home in a sought after street close to amenities. Five/six bedrooms four bathrooms, large open plan kitchen/family room, garden studio/gym with workshop.

OFFERS IN EXCESS OF £900,000

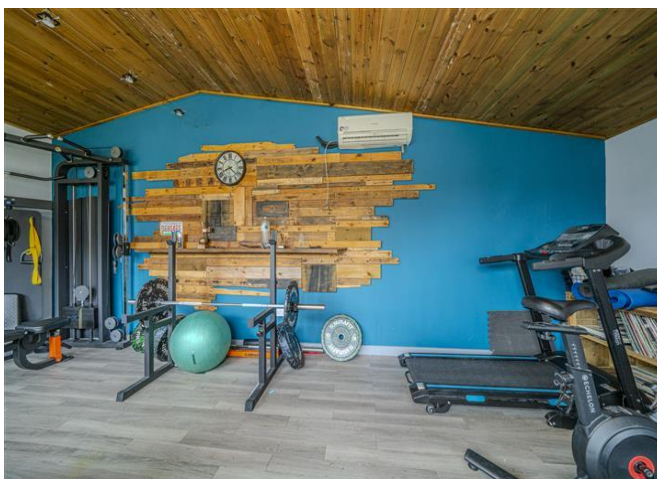
This beautifully presented family home has been extended and re-modelled to suit today's family lifestyle. There are two reception rooms at the front of the property; a lounge with large bay window, and a guest bedroom with en-suite shower which could be a playroom or study. There is a superb open plan kitchen/family room offering around 475sqft of sociable space to entertain friends and family. Bi-fold doors draw back across the rear wall to open into the garden, creating a wonderful flow when hosting summer barbeques etc. The kitchen is fitted with elegant shaker style cabinets and quartz work tops including breakfast bar. There are various appliances, including induction hob, Smeg double oven, microwave, dishwasher wine cooler and boiling water tap and waste disposal. There is a separate utility room which has space for the white goods.

On the first floor, there are four bedrooms and a luxurious family bathroom complete with a contemporary freestanding bath tub. The guest bedroom has wall-to-wall fitted wardrobes and ensuite shower. The principal bedroom is on the second floor and enjoys the best views. This spacious bedroom has fitted storage and a frosted glass wall to the en-suite giving a contemporary feel.









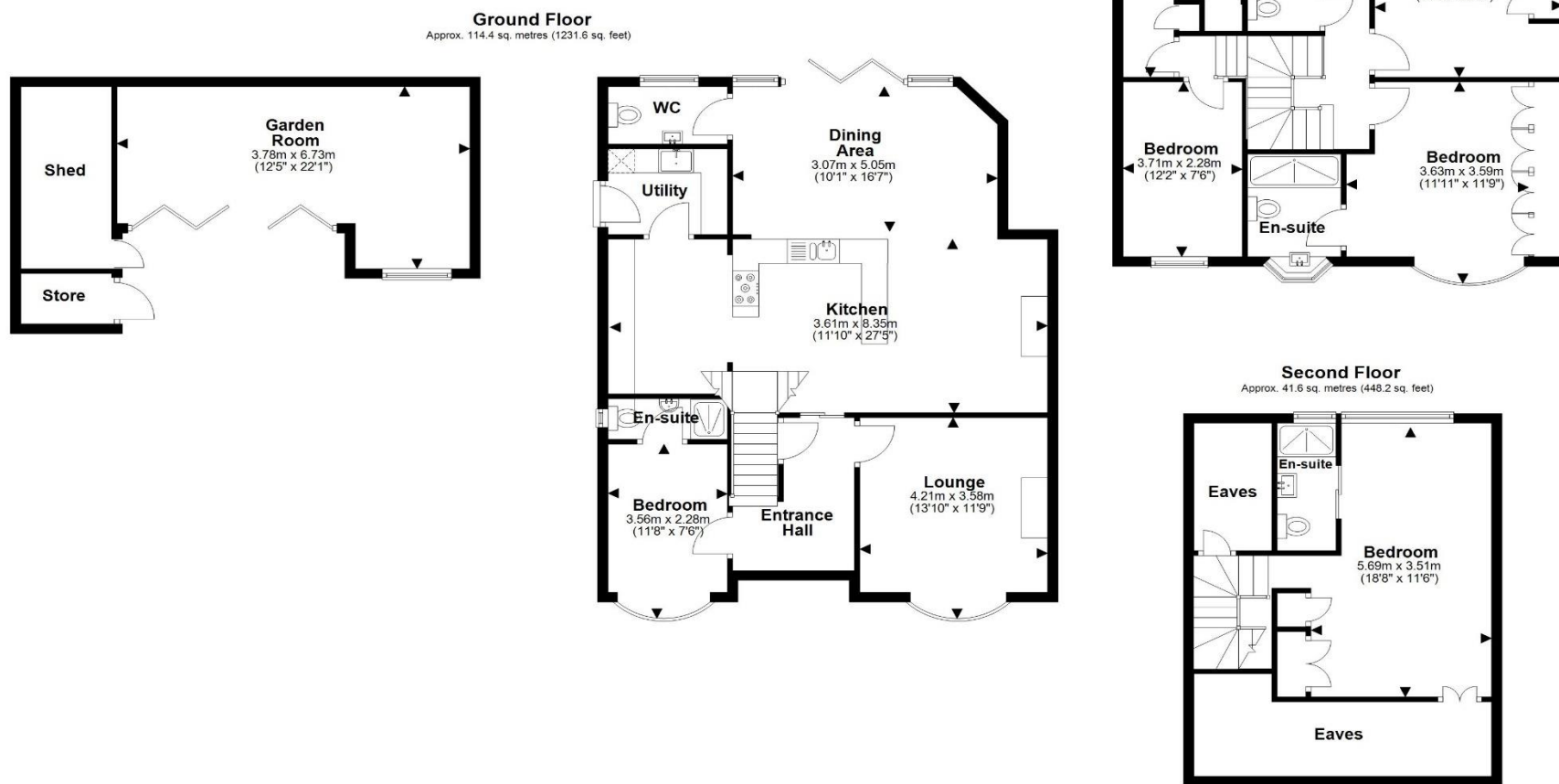
Outside, there is a block paved driveway with two E.V chargers. Side access leads to the rear garden. The secluded rear garden is an excellent space for children, dogs and entertaining guests. It's peaceful and private and there is a 22'x 12'5 timber garden room with bi-fold doors (currently used as a fully functioning gym). There is also a good size work shop, also with power and light.

LOCATION

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.



Total area: approx. 218.2 sq. metres (2349.1 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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EPC rating TBC