



SEARS DRIVE
TRING, HP23 4GZ

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OIRO £800,000 FREEHOLD

An attractive 'turn key' property, approaching 1500 sqft, built only four years ago on Roman Park Tring. Four bedrooms, two bathrooms, two reception rooms, kitchen/dining room plus utility, garage and driveway

This stunning home occupies an enviable position in a tucked away plot on the popular Roman Park development, built four years ago by Cala Homes. There are glorious countryside walks on your doorstep and Tring High Street is about one mile walk away, where you will find shops, cafes, coffee shops, and restaurants as well as doctors, dentists and pharmacies. There is a park and playground conveniently just around the corner, and the new Lidl supermarket is a five-minute walk away.

The house is in 'Show Home' condition and offers light and airy, contemporary accommodation over two floors. An inviting entrance hall, with stairs to the first floor, convenient built in storage cupboards, and a guest w/c, gives way to the spacious dual aspect living room and the kitchen/dining room, designed for entertaining family and guests, with French doors leading to the rear garden in both rooms. Integrated appliances include electric double oven, 5-ring gas hob under extractor canopy, fridge freezer, dishwasher. The adjoining utility provides space for the washing machine & tumble dryer and has a door leading directly to the garden. There is a study at the front of the house which is quite versatile and is currently used as a playroom.

Outside, there is a block paved driveway providing off road parking with E.V charger, and a large garage. The garage has power and light and a door leading directly to the garden. The rear garden is enclosed with timber fencing with gated access and is mainly lawn with a paved patio seating area.

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

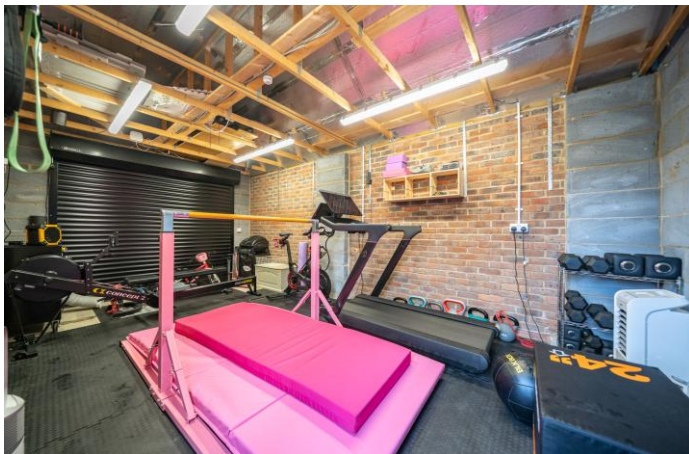


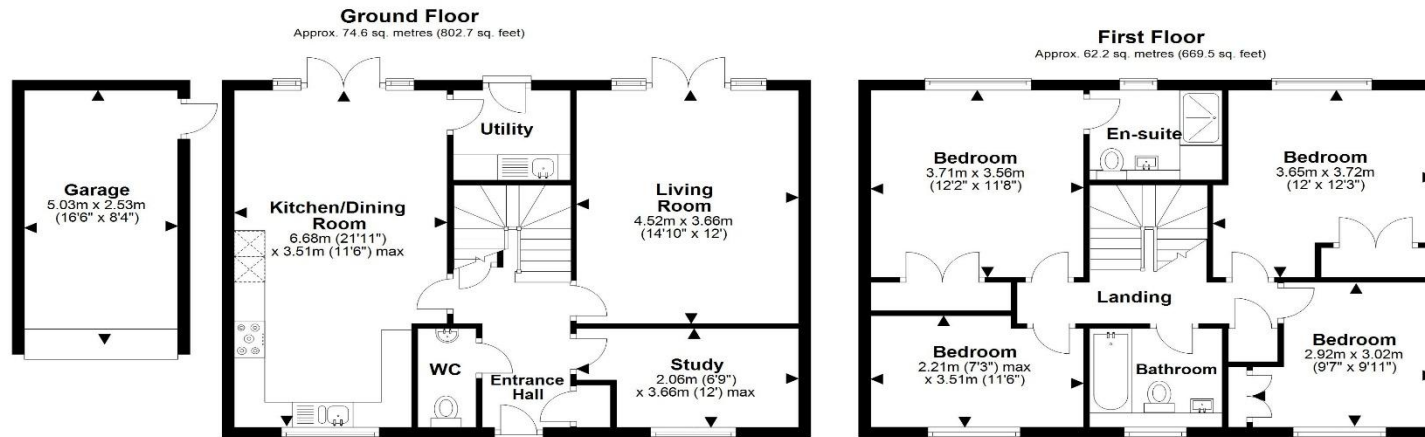




KEY FEATURES

Peace of mind with the remainder of a 10-year NHBC warranty
 Highly efficient energy rating B and low maintenance
 Two separate reception rooms plus spacious kitchen/diner
 Utility room
 Four double bedrooms with two bathrooms
 Approaching 1500 sq ft
 Large garage and driveway with EV charger





Total area: approx. 136.8 sq. metres (1472.3 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. Copyright © SKMSTUDIO
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EPC rating – B 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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