



  
brown  
& merry  
for sale  
Tring  
01442 824133  
brownandmerry.co.uk

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

# LONGFIELD ROAD

GUIDE PRICE **£590,000** FREEHOLD

TRING, HERTS HP23 4DG

A simply stunning Victorian house, in a sought after side street within walking distance of the High Street. Large rear garden, driveway parking and planning permission to extend.

The front door is set in an open storm porch and opens to the entrance hall. Oak wood flooring is laid throughout the entire ground floor including the bay fronted lounge featuring a cast iron log burner. The open plan design of the kitchen and dining room creates a wonderful space for entertaining, with contemporary units and various integrated appliances and bi-fold doors which draw back to open to the rear garden. A feature staircase with glass balustrade rises to the first floor where you will find three bedrooms and stylish family bathroom suite.

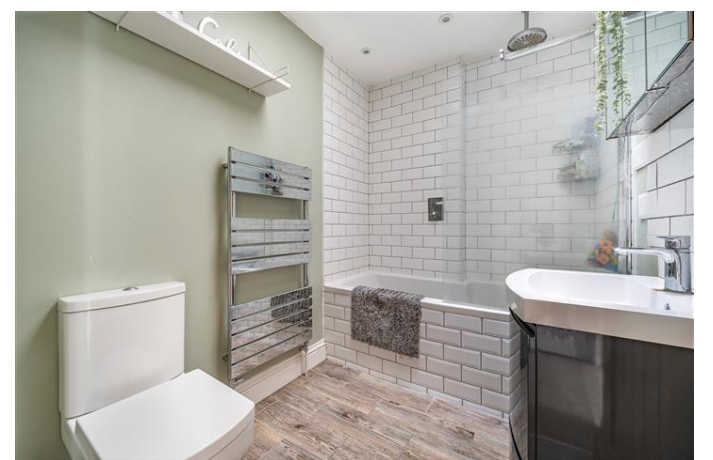
The rear garden extends some 100ft or so and is landscaped with a patio area, lawn and play area with chipped bark and picket fencing. There is gated side access.

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.

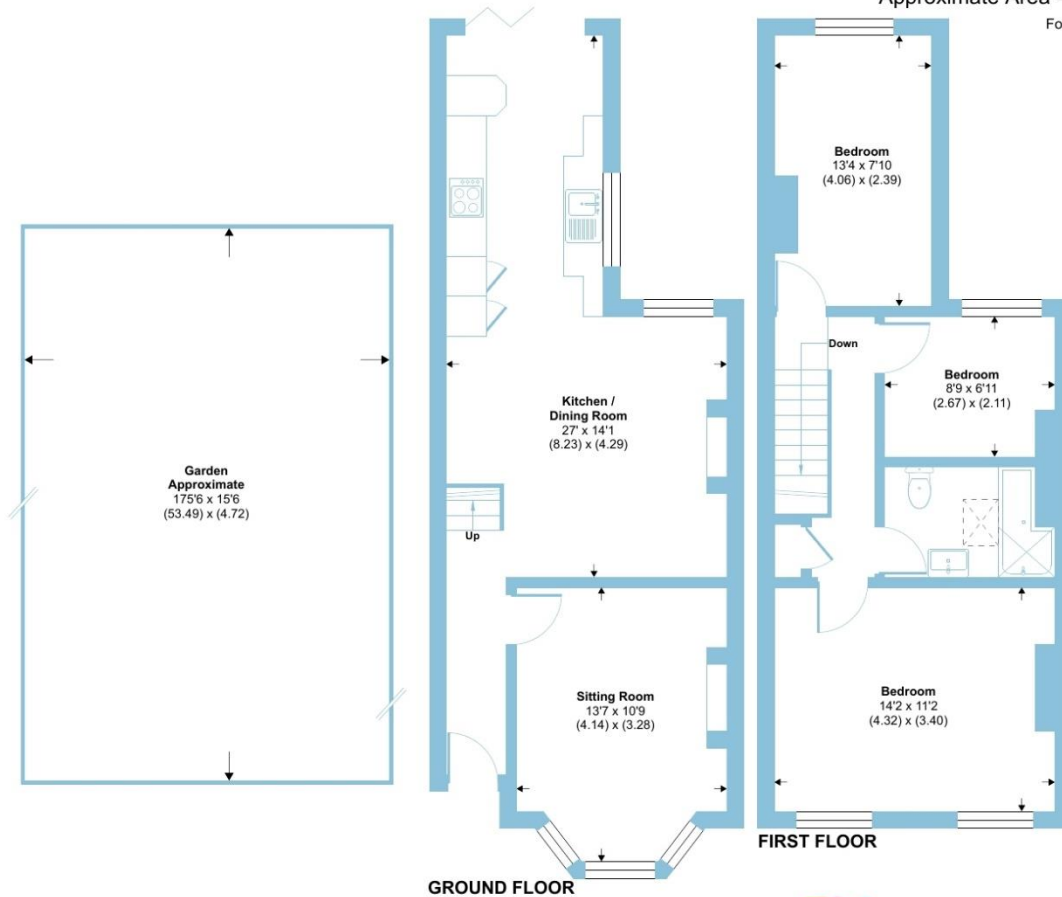




# Longfield Road, Tring, HP23

Approximate Area = 918 sq ft / 85.2 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). © nchecon 2024. Produced for Brown & Merry. REF: 1167457



TRG108042-Version 0002

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01442 824133

[tring@brownandmerry.co.uk](mailto:tring@brownandmerry.co.uk)

41 High Street, Tring, Herts, HP23 5AA

[www.brownandmerry.co.uk](http://www.brownandmerry.co.uk)