



Stable Cottage,
44 Grove Road, Tring, Hertfordshire HP23 5PD



Ideal family home, close to schools.

This beautifully proportioned three bedroom semi-detached home is ideally situated in one of the town's most coveted location, close to some of the area's most highly regarded schools.

The ground floor features two spacious reception rooms, both of which are finished with warm, wood-toned Karndean flooring. The sitting room provides a cosy, inviting atmosphere, enhanced by a large window that floods the room with natural light. The study, with its stained-glass window, offers a peaceful space for working from home, where the interplay of light creates a calm yet interesting environment.

To the rear, an open-plan kitchen and dining room forms the heart of the home. The space is fitted with a sleek range of wall and base units, modern worksurfaces and integrated appliances. French doors in the dining area open directly onto a patio and a mature garden beyond, creating a wonderful connection between indoors and outdoors. A cloakroom and a separate utility room, with access to the garden, complete the ground floor.

Guide price: £775,000
Tenure: Freehold



Upstairs, a spacious landing leads to three double bedrooms. The main bedroom suite boasts a fitted dressing room and a contemporary en suite shower room. A stylish family bathroom serves the two remaining bedrooms.

The rear garden is predominantly laid to lawn, bordered by mature planting, and features two sandstone patio areas—one accessible from the kitchen and the other at the rear of the property, perfect for catching the evening sun.

The garden is walled on one side and enclosed with close-board fencing on the other, offering both privacy and charm.

The property is approached via a block-paved and shingled driveway, providing parking for several vehicles. To the rear, a further parking space and a single garage offer additional practicality.

This thoughtfully designed home, with its contemporary touches and welcoming feel, offers a perfect blend of modern living in a highly desirable location.



Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of independent restaurants and artisan cafes.

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular train services to London Euston. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).



Every home tells a story

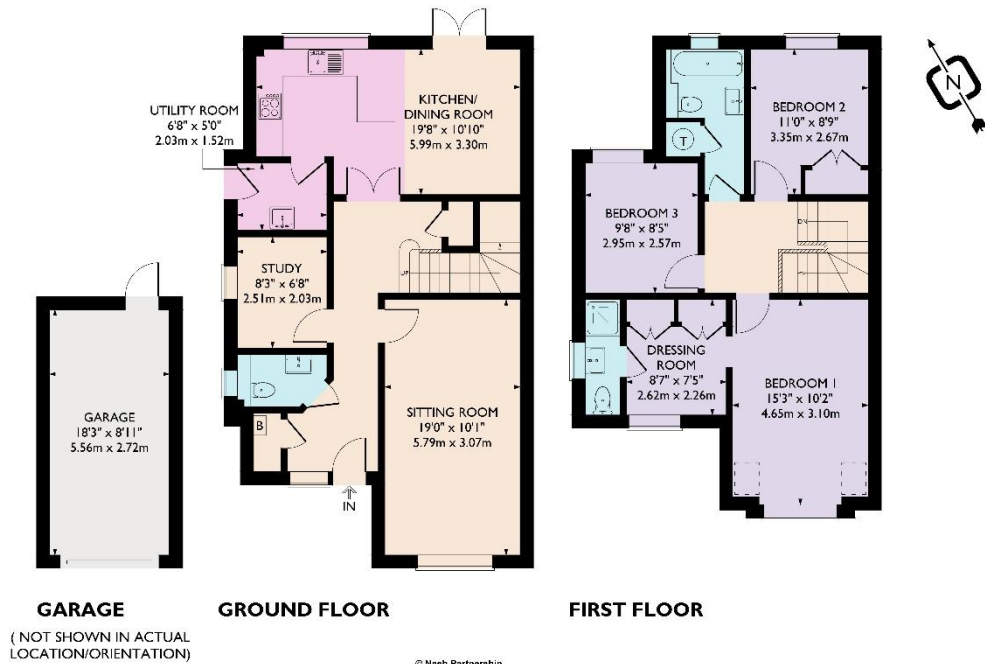
Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.



APPROXIMATE GROSS INTERNAL AREA = 1314 SQ FT / 122 SQ M
 GARAGE = 163 SQ FT / 15 SQ M
 TOTAL = 1477 SQ FT / 137 SQ M

☐ = RESTRICTED HEAD HEIGHT (< 5 FT)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: E

nashpartnership.co.uk

Tring Office | 01442 820420
 35 High Street, Tring, Hertfordshire HP23 5AA

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.