



Grove Road

Tring, Hertfordshire HP23 5HA



Heritage lines with a modern flow.

Positioned in a sought-after location, this Victorian semi combines period character with practical modern touches, offering generous, light-filled spaces across three floors.

Inside, a welcoming hallway leads into the front sitting room, where a deep bay window and original open fireplace create a cosy, intimate feel. To the rear, a larger family room opens onto a broad, south-west facing terrace via French doors - ideal for warmer months. Two curved steps lead to a raised dining area, slightly set apart yet still connected, offering a defined space for hosting.

The kitchen is fitted with traditional cabinetry and a range cooker, with ample room to accommodate a dining table for everyday meals.

Upstairs, the principal bedroom sits on the first floor, featuring fitted wardrobes and a spacious en suite bathroom in a contemporary style, complete with jacuzzi bath. There are two further double bedrooms on this level, with the guest bedroom benefitting from an en suite shower room. A separate family bathroom also serves this floor.

Guide price: £835,000
Tenure: Freehold



Two additional bedrooms are located on the top floor, offering flexibility for guests, work or family life.

The garden is a particular feature, at approximately 100 ft in length and well screened by mature hedging. A generous lawn is complemented by a large terrace, shaded by an electric awning for comfortable outdoor dining. A garden shed and side access provide additional convenience.

At the front, there is driveway parking and an integral single garage. The property is offered with no onward chain..



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.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose.

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Every home tells a story

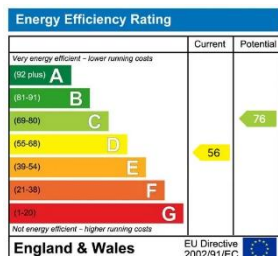
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APPROXIMATE GROSS INTERNAL AREA = 1985 SQ FT / 184 SQ M
 GARAGE = 149 SQ FT / 14 SQ M
 TOTAL = 2134 SQ FT / 198 SQ M



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.



Council Tax Band: E

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