



Grove Road

Tring, Hertfordshire HP23 5PD



Perfectly placed for family living.

Set on one of Tring's most desirable residential roads, this four bedroom home pairs traditional character with contemporary practicality.

Ashton occupies a prized location, just moments from Grove Road Primary and a short walk from Tring School, making it a convenient choice for families looking to root themselves in this well-established and sought-after part of town.

Though its facade nods to the vernacular of period cottages, with dormer windows, soft-toned brick and leaded windows, the house was constructed in the 1980s. Its aesthetic cues, however, are entirely intentional: designed to sit quietly and respectfully within the richly diverse architectural mix of Grove Road. Over the past two decades, the current owners have extended and updated the home, enhancing its liveability while preserving its warm, cottage-like charm.

Internally, the layout is intuitive. A modest porch opens into a central hallway, with the sitting room to the right - a generously proportioned space complete with an open fireplace.

Guide price: £995,000
Tenure: Freehold



Glazed double doors connect to a flexible family space beyond, one that can be opened up for social flow or closed off for privacy.

To the left, a light-filled dining room offers a more formal setting, whilst being seamlessly connected to the kitchen/breakfast room beyond and which has been recently refitted. The kitchen, contemporary in tone but not stark, includes a suite of AEG appliances and a larder cupboard; the kind of detail that speaks to real, everyday function. A breakfast bar creates a casual hub for morning routines, and the room opens directly into the sunlit family area, complete with skylights and direct access to the rear garden.



Also on the ground floor is a smartly refitted shower room, a utility room with ample space for appliances, and internal access to the garage.

Upstairs, the layout is thoughtfully arranged; three of the four bedrooms include fitted wardrobes. The principal suite enjoys a dual aspect and benefits from its own en suite shower room and open dressing area. A family bathroom serves the remaining rooms.

Outside, the garden is a calm and private space, mainly laid to lawn with mature planting along the boundaries. Two patios offer spots for alfresco dining or simply sitting in the sun, while a summer house and garden shed provide additional flexibility. To the front, a shingle driveway accommodates parking for three cars and is fronted by an attractive brick wall, adding both privacy and a sense of enclosure.



The house is well-balanced, with an intelligently extended ground floor that allows for a generous sense of flow and light. There is an unmistakable warmth here; the home is tastefully presented in muted, neutral tones, and it is situated in a superb location.

Ashton is a home that speaks to practical living, with just enough character to charm, while meeting the needs of modern life with quiet confidence..

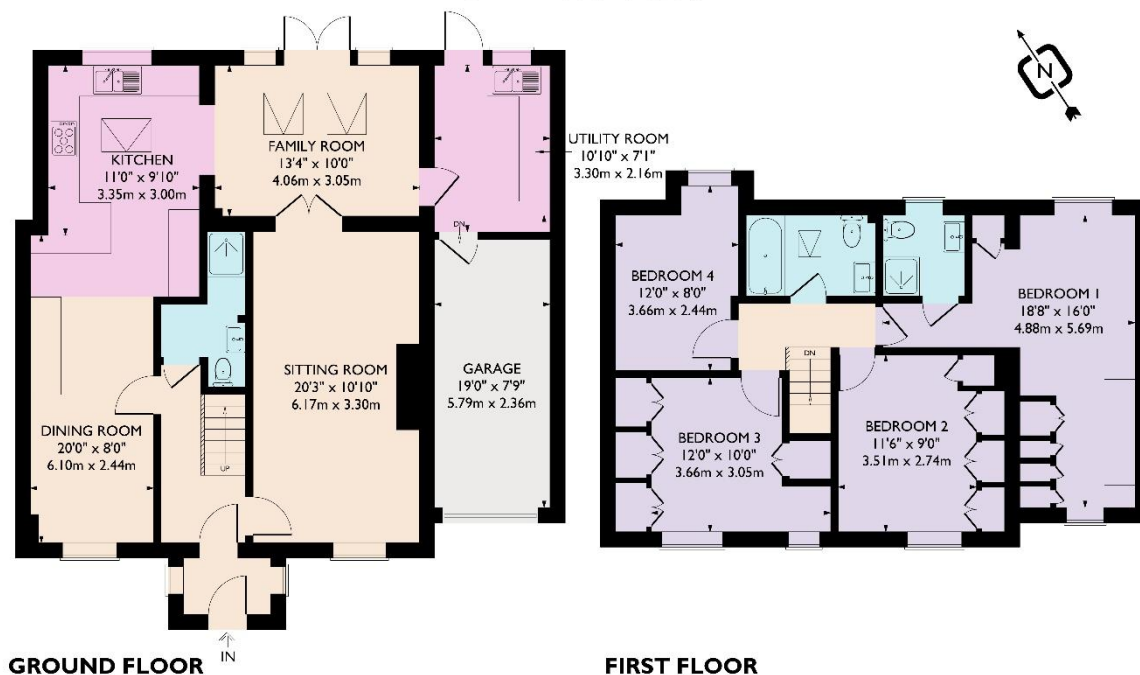


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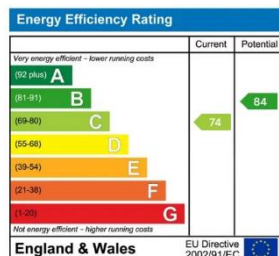
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APPROXIMATE GROSS INTERNAL AREA = 1582 SQ FT / 147 SQ M
 GARAGE = 131 SQ FT / 12 SQ M
 TOTAL = 1713 SQ FT / 159 SQ M



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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: F

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