



Sears Drive
Tring

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Tring

Offers In Excess Of £750,000

entrance hall | kitchen/dining room | utility | lounge | study | WC | first floor landing | master bedroom with ensuite shower | three further bedrooms | family bathroom | front & rear gardens | garage & parking

A recently built four bedroom detached home offering stylish accommodation, benefitting from a family-friendly cul-de-sac setting in a newly developed area of the town.

Beautifully presented throughout, the stylish kitchen/dining room features classic cabinetry and includes integrated double oven, gas hob, dishwasher, fridge/freezer and wine fridge, while the dining area benefits from french doors to the rear. There is the convenience of a separate utility room. Reception space includes a lounge with double doors opening to the garden, and a dedicated office space. Ground floor accommodation is completed by a handy WC.

The first floor includes a master bedroom with built-in wardrobes and a modern ensuite shower room. A further three bedrooms are served by the family bathroom.

Outside, the enclosed southerly aspect rear garden features a paved seating area and an area of lawn. At the front, there is the benefit of a single garage and block-paved driveway parking.

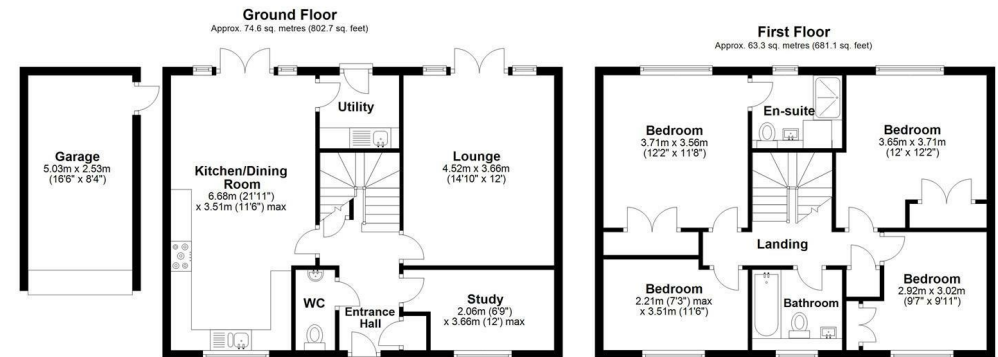
Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band F (Dacorum). Service charge of £265/year.

Situation

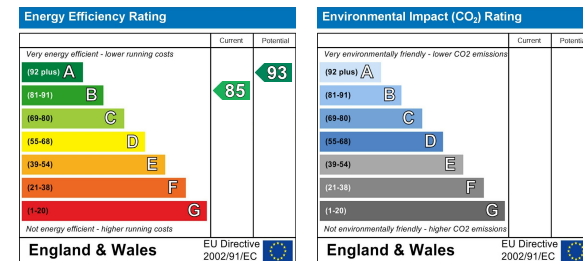
Tring, surrounded by attractive Chilterns countryside and close to the spectacular Dunstable Downs, is a historic market town offering an excellent range of shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25. The mainline station is around a five minute drive from the town centre and provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Total area: approx. 137.9 sq. metres (1483.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanIt.



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