



96 Grove Road  
Tring | Hertfordshire | HP23 5PB

FINE & COUNTRY





## The Property

A well presented and spacious five bedroom semi-detached period home which has undergone a comprehensive extension and renovation programme in recent years.

## Ground Floor

- Entrance hall
- Open plan living space
- Cloakroom
- Access to garage/ utility and plant room

## First Floor

- Principal bedroom with en-suite bathroom
- Three double bedrooms
- Large family bathroom

## Second Floor

- Spacious bedroom
- Shower room
- Ample eaves storage

## Outside

- Driveway parking for four vehicles
- Beautiful low maintenance landscaped rear garden with large terrace with sauna, jacuzzi and Pergola.





If you enjoy entertaining, this house is for you! A fabulous home situated on a desirable road and within walking distance to Tring town centre, schools, shops and sports facilities. The current owners have undertaken an extensive programme of building works throughout the ten years they have enjoyed living there. The entrance hall is spacious and welcoming and leads through to the most impressive of living spaces. This large open plan area has been cleverly designed to maximise natural light into the property and provide designated areas within it. The kitchen/breakfast area sits at one end of the room whilst a large dining area and cosy sitting area with log burner expand across the back of the property with views of the impressive garden. An L shaped return to the front of the property is where the sitting room has been created, with an open fire, perfect on those colder nights. Completing the ground floor, there is a cloakroom and integrated access to a large insulated garage, part of which has been turned into a utility area. On the first floor the principal bedroom has an en-suite bathroom, there are three further double bedrooms and a large family bathroom with a large walk in shower. Stairs rise up to the second floor landing which leads to a large vaulted bedroom and a separate shower room. There is also ample accessible under eaves storage space. Outside, the garden has a large terrace which can be accessed from numerous points in the house. The garden has been designed creating different areas of interest and uses; a comfortable sitting area, two dining spaces and space to relax in the sauna and jacuzzi. At the front of the property is ample parking on a hard standing driveway and vehicular access to the garage.







There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



There is a fast and frequent rail service via Tring station to London Euston.



Extensive shopping facilities abound including an M&S Food Hall, an eclectic range of independent shops and boutiques.



Superb road links with access to the A41 and onwards to the M25 and M1.



A wide range of sporting and recreational pursuits including the Ashridge Estate ideal for walking and riding, Chilterns Cycleway, the Court Theatre and Tring National History Museum.



A selection of bistros, restaurants, pubs and coffee shops.

**EPC Rating: C**



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.