



HUNTERS®

HERE TO GET *you* THERE

Woodside Icknield Way, Tring, HP23 5HJ

Woodside Icknield Way, Tring, HP23 5HJ

Guide Price £700,000

- GENEROUS SIZED PLOT
- PLANNING PERMISSION GRANTED
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- SHORT DISTANCE FROM TRING TOWN CENTRE
- CREATE YOUR DREAM HOME
- OPEN COUNTRYSIDE VIEWS
- DRIVEWAY PARKING
- CLOSE TO LOCAL WALKS and CANAL

What a great opportunity to create your own dream home. Currently this detached bungalow offers two bedrooms, one of which can be used as an office, spacious lounge, kitchen, separate dining room, bathroom and conservatory. There is also a staircase rising to the loft room.

This property is also offered to the market with NO ONWARD CHAIN.

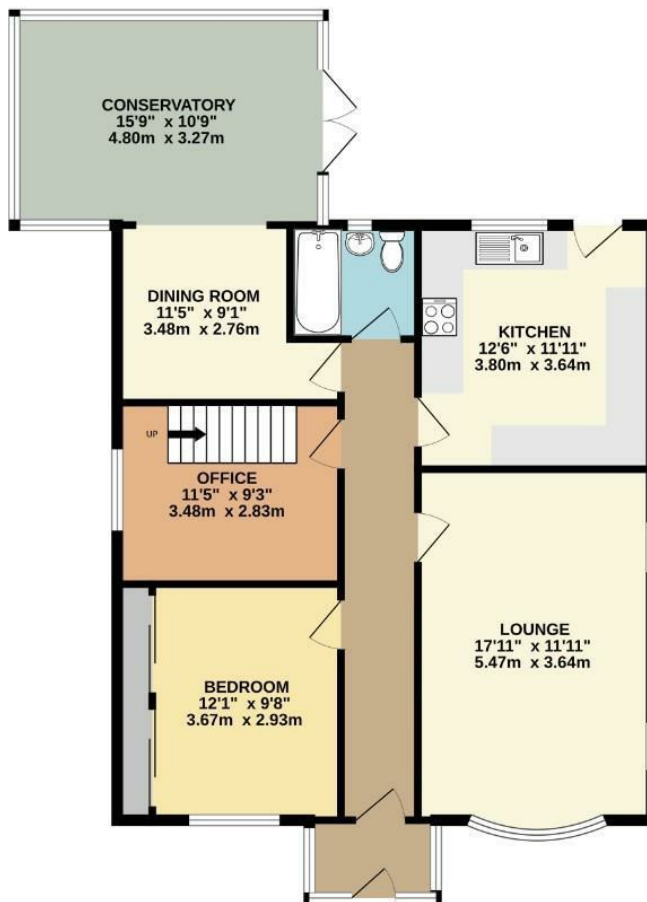
Here is the good bit, the current vendors have had planning granted to build a five bedroom detached family home, plus a separate annexe. Leaving plenty of adaptability for your own home. With driveway parking for four vehicles and the addition of a workshop. As you will see from the plans, this build will also leave plenty of garden space.

Woodside sits on a generous sized plot, measuring approx. 0.20 acres, which overlooks the open countryside. Woodside is also in an ideal location, being a short distance from Tring Town Centre and local amenities and country walks.

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

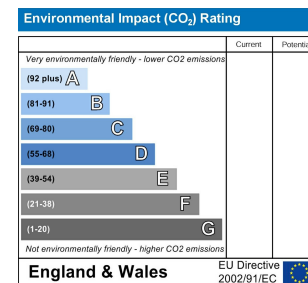
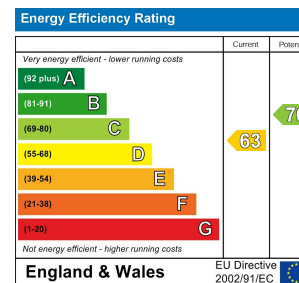
Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

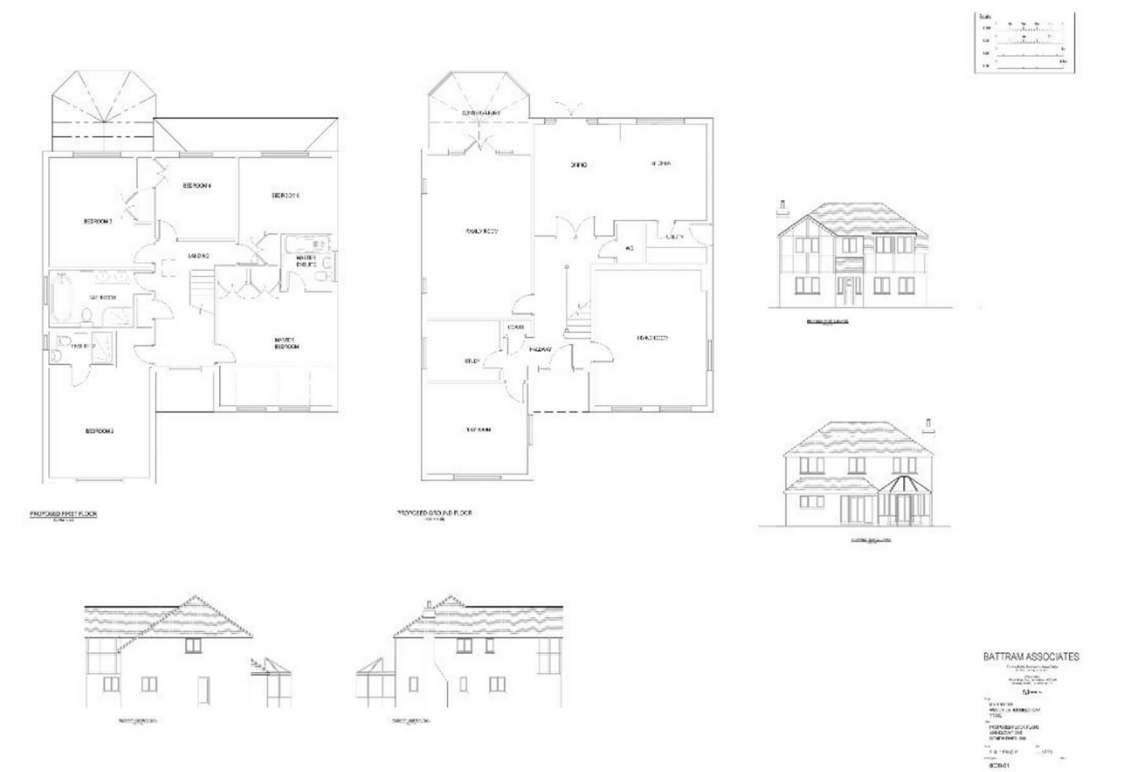
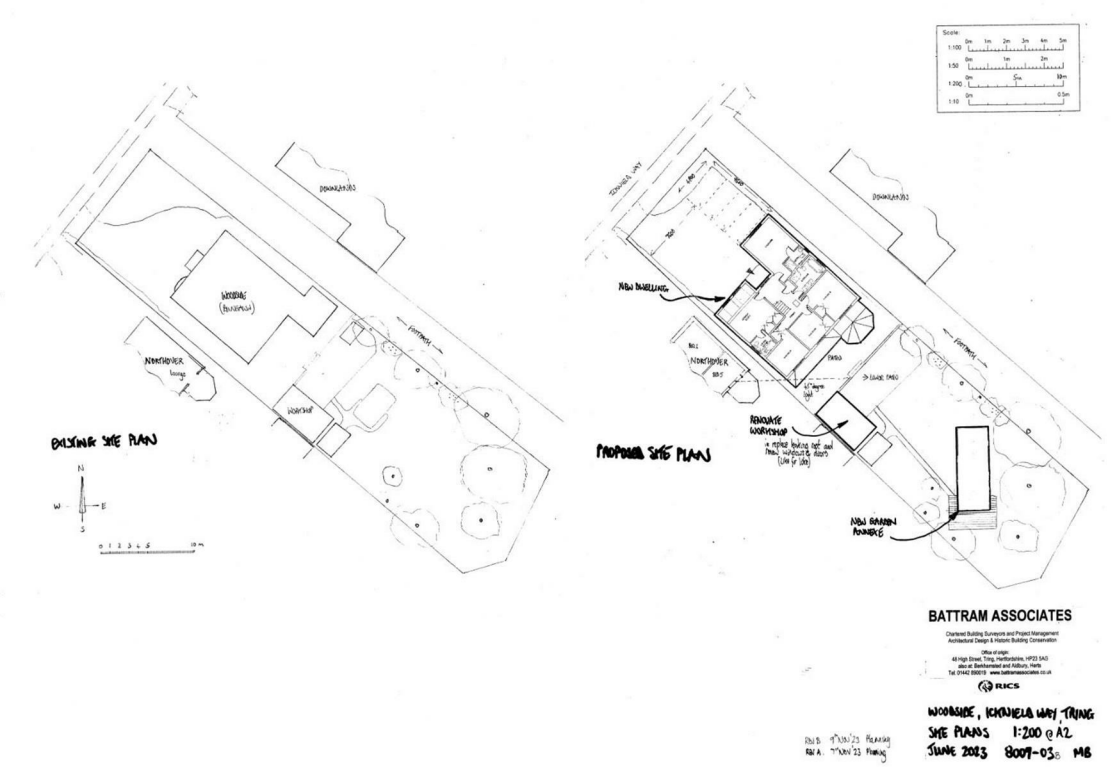
GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.

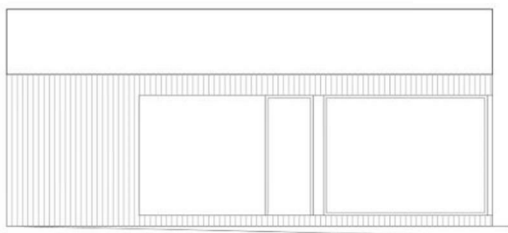


TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.

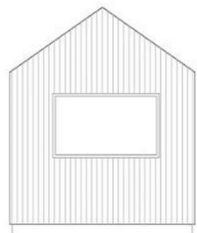
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2024



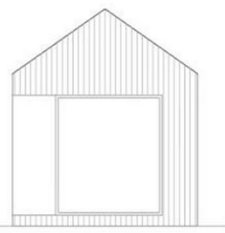




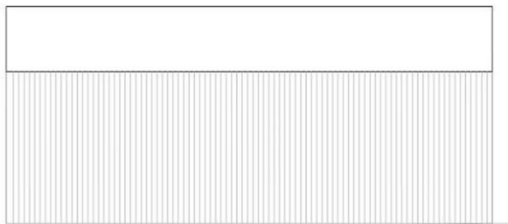
PROPOSED WEST ELEVATION



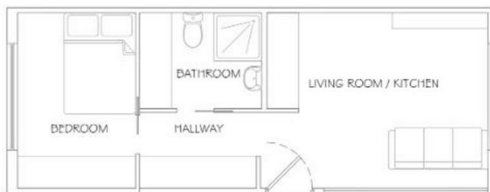
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED ANNEX FLOOR PLAN
1:50 @ A3



SCALE 1:50 @ A3



BATTRAM ASSOCIATES

Chartered Building Consultant
Architectural Design
Office of origin
44 High Street, Stock, Northampton NN12 1AG
Tel: 01453 880775 Fax: 01453 880776



Project
1611 GREYSTORY
WOODSIDE, CORNFELD WAY
TRING

Title
PROPOSED FLOOR PLAN AND
ELEVATIONS OF ANNEX

Scale
1:50 @ A3

Drawing No
8009-02

Date
JUNE 21

Rev.





