



HUNTERS®
HERE TO GET *you* THERE

34 Wingrave Road, Tring, HP23 5HE

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Offers In Excess Of £545,000

- THREE BEDROOM EXTENDED FAMILY HOME
- EN-SUITE TO MAIN BEDROOM
- ENCLOSED REAR GARDEN
- OPEN COUNTRYSIDE VIEWS TO THE REAR OF THE PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- WEALTH OF CHARACTER FEATURES
- GARDEN OFFICE
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Located within the highly popular Grove area of Tring, sits this truly stunning three bedroom character cottage with convenient access to local schooling, amenities and the mainline railway station with links to London and Birmingham.

This beautiful cottage has a wealth of features whilst offering modern comforts throughout. As you enter the property you are greeted with an entrance hall that opens to an ample sized lounge with Herringbone flooring and stairs rising to the first floor, from the lounge is a well-appointed and stylish kitchen/dining room with integrated appliances, a Rangemaster plus plenty of worktop space. French doors to open to a sizeable garden which backs onto open greenland and a garden office.

Upstairs there is a family bathroom and two double bedrooms to the first floor, with the second floor leading from the first floor landing, is the main bedroom with double glazed French door opening to a Juliet balcony with views over the rear garden and open countryside, plus an en-suite bathroom.

Externally this property also benefits from an ample sized enclosed rear garden, that is mainly laid to lawn and a patio seating area. The garden also includes a garden shed and external water tap. The home office is also accessible from the rear garden, the garden office has bi-folding doors that look back toward the house plus a door and window to the rear fields, a great place to either set up an office or use as a summer house.

This property is one to view to really appreciate what is to offer.

The town of Tring benefits from excellent local schooling, a mix of boutique shopping and relaxed stylish eateries and cafes, and the town is surrounded by glorious countryside on all sides. Convenient road and rail transport links provide easy access to London, Birmingham and surrounding areas.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252

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GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.

2ND FLOOR
236 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA - 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 is given to their working order. No warranties are given.
Made with Memoria 6/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		









