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30 Drummond Ride, Tring, HP23 5DF

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## Offers In Excess Of £700,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- HOME OFFICE
- OPEN PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- SEPERATE UTILITY ROOM
- WELL PRESENTED THROUGHOUT

This beautifully presented and extended four bedroom family home, ideally positioned on one of Tring's most sought-after residential roads. Offering generous and flexible living accommodation, this impressive home is perfectly suited to modern family life while enjoying a prime location close to excellent schools, amenities and transport links.

The property is entered via a welcoming and spacious entrance hall which immediately sets the tone for the space on offer. To the front of the home is a comfortable and well-proportioned lounge featuring a cast iron fireplace, creating a warm and inviting space to relax. To the rear, the real heart of the home is the stunning open plan kitchen/dining room, flooded with natural light thanks to two skylights and bi-folding doors that open directly onto the garden, seamlessly blending indoor and outdoor living. The kitchen is well appointed with a range of floor and wall mounted units topped with stone work surfaces and a selection of integrated appliances, making it both stylish and practical for family life and entertaining. A separate utility room provides additional storage and space for appliances, while a cloakroom/WC adds further convenience. Completing the ground floor is a generous home office, ideal for those working from home or in need of a playroom or snug.

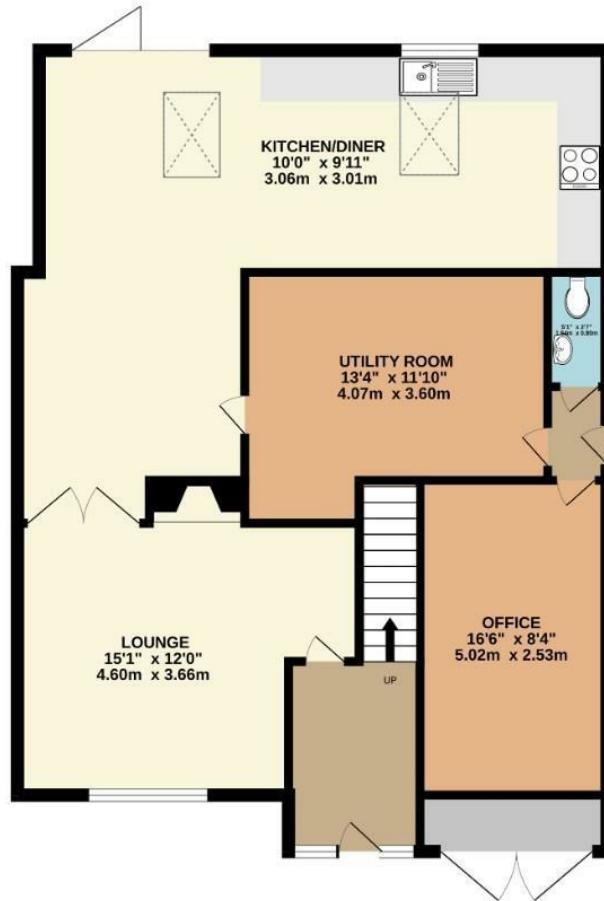
On the first floor, the landing leads to four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a modern and refitted family bathroom.

Externally, the property continues to impress. To the front there is a generous driveway providing off-road parking alongside a well-kept lawned garden with hedged boundaries. To the rear, the enclosed east-facing garden is mainly laid to lawn with a patio seating area, making it perfect for enjoying morning and afternoon sun, as well as entertaining. The garden also benefits from a shed and greenhouse.

### **Location**

Tring is a highly regarded historic market town, offering a wide range of independent shops, cafés and restaurants, and is surrounded by beautiful rolling countryside. The area is exceptionally well served for schooling, including the renowned Tring Park School, Goldfield Infants and Nursery, Tring School, as well as nearby grammar schools. For commuters, Tring mainline railway station provides fast and frequent services to London Euston and Birmingham, while excellent road links offer easy access to the surrounding areas.

GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.7 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 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 as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

