



 3
Bedrooms

 2
Bathrooms

 3
Receptions





Why buy this home?

An immaculate three double bedroom Victorian semi detached home, beautifully presented throughout and offered to the market with no onward chain. Blending character features with modern upgrades, this home also benefits from a south facing garden, a versatile garden room and spacious living across three floors.

Steeped in charm and dating back to circa 1901, this elegant home immediately sets the tone from the moment you step through the front door. You are welcomed into a beautifully decorated lounge, where period features such as sash windows and a feature fireplace create a warm and inviting space.

The lounge flows seamlessly into a second reception room, currently used as a dining area, offering the perfect setting for entertaining or family meals. From here, stairs rise to the first floor, while access is provided to the ground floor WC and the kitchen breakfast room.

The kitchen breakfast room has been thoughtfully designed to offer both style and practicality, with ample cupboard space and a range of integrated appliances including a fridge freezer, washing machine and dishwasher, along with a water softener. This space also benefits from side access and opens directly onto the rear patio, creating an effortless connection between indoor and outdoor living.

On the first floor, you will find two generous double bedrooms, one positioned to the front and one to the rear, both offering excellent proportions. Centrally located is a spacious bathroom complete with a bath and walk in shower, designed with both comfort and convenience in mind.

The second floor is dedicated to another bedroom, complete with its own en suite bathroom, creating a private and peaceful retreat away from the rest of the home.

Externally, the south facing rear garden has been cleverly designed to offer three distinct zones. The first is a patio area directly accessed from the kitchen, ideal for outdoor dining and relaxing. A few steps lead you to the middle section, featuring a combination of patio and artificial lawn, along with useful storage for garden furniture. The final section is a real highlight, offering a further generous patio area complete with a hot tub and a versatile outbuilding, perfect for those working from home or seeking additional flexible space.

Positioned in a highly convenient location, the property is within easy walking distance of Tring High Street, giving you quick access to a variety of shops, cafés, restaurants and everyday amenities.

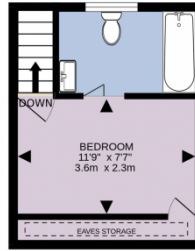
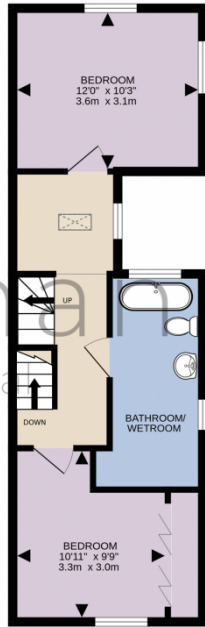
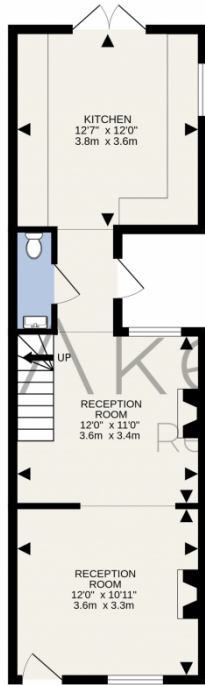
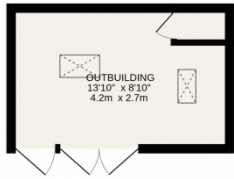
This is a home that effortlessly combines character, space and modern living, all set within a welcoming and well regarded location.

BASEMENT
122 sq.ft. (11.4 sq.m.) approx.

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.

2ND FLOOR
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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