



 3
Bedrooms

 1
Bathroom

 1
Receptions





- Akeman Residential - Open 7 days a week
- Walking distance to Tring High Street
- Boarded loft space
- Parking for two cars
- Front & rear gardens
- Log burner
- Beautiful family home
- Open plan lounge/diner
- Stunning views

Set back from the road behind a generous lawned front garden, this charming character home blends period features with modern comfort. Stepping through the enclosed porch with its pitched slate roof, you're welcomed into a beautifully presented living/dining room, complete with a log burner.

The well-appointed kitchen offers ample storage, a built-in electric oven and hob, and space for both a washing machine and dishwasher. A side door provides convenient access to the parking area and rear garden. At the back of the house, the stylish tiled bathroom features a rainfall shower over the bath with a fitted splash screen. Upstairs, there is a convenient toilet/utility room serving the three generous bedrooms.

A particular highlight of the home is the large loft, which has been professionally boarded, providing excellent additional storage and great potential.

Outside, the enclosed rear garden is a tranquil retreat, perfect for entertaining or simply unwinding while enjoying the countryside views. Parking for two cars is available at the rear.

Akeman Residential are open 7 days a week – Contact us to arrange a viewing.

Perfectly positioned for town and country living, the property is just a short stroll from Tring's historic market town centre, offering a mix of independent shops, restaurants, an M&S Simply Food, and a large Tesco supermarket. The surrounding countryside is an area of outstanding natural beauty, with Tring Park, the Tring reservoirs nature reserves, and access to scenic trails, including The Ridgeway National Trail and the Ashridge Estate, providing excellent opportunities for walking, running, cycling, and horse riding.

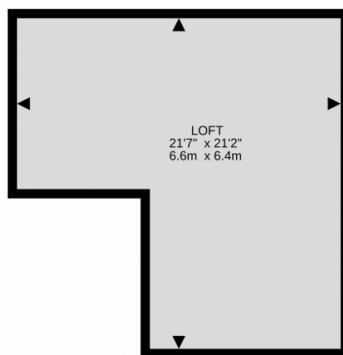
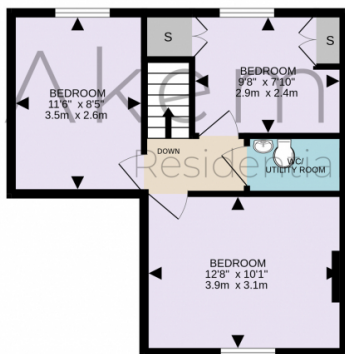
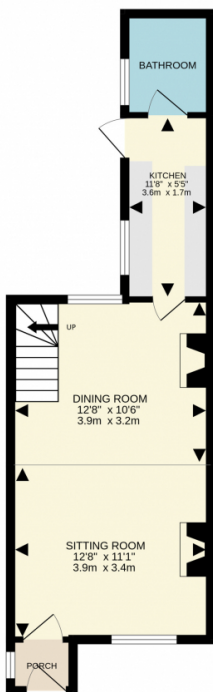
Tring is a vibrant and welcoming community with excellent leisure and sports facilities, including an indoor swimming pool and clubs for cricket, tennis, football, rugby, hockey, and running. The town is also home to the renowned Natural History Museum at Tring, adding to its rich heritage.

This charming cottage offers the perfect combination of period charm, modern comfort, and a fantastic location, making it an ideal home for those looking to enjoy all that Tring has to offer.

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.

LOFT
370 sq.ft. (34.4 sq.m.) approx.



WINGRAVE ROAD, TRING HP23 5HE

TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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 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		85
(69-80) C		
(55-68) D	64	
(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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Residential