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42 Beaconsfield Road, Tring, HP23 4DW

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Offers In Excess Of £900,000

- EXCEPTIONAL FIVE-BEDROOM DETACHED FAMILY RESIDENCE
- CLOAKROOM AND UTILITY ROOM
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- SUPERB KITCHEN/BREAKFAST ROOM, SEPARATE UTILITY ROOM AND BOOT ROOM
- EXCEPTIONAL REAR GARDEN WITH PATIO AND ADDITIONAL SEATING AREA
- BUILT IN 2020 WITH APPROXIMATELY FOUR YEARS OF NEW-BUILD WARRANTY REMAINING
- BEAUTIFULLY PRESENTED TO AN OUTSTANDING STANDARD THROUGHOUT
- MAGNIFICENT LOUNGE AND DINING ROOM OPENING ONTO THE REAR GARDEN
- IMPRESSIVE SECOND-FLOOR BEDROOM SUITE WITH EN-SUITE SHOWER ROOM
- DRIVEWAY PARKING AND AN EXCELLENT LOCATION WITHIN TRING

Occupying a prime position along the highly sought-after Beaconsfield Road, this truly exceptional five-bedroom detached residence was constructed in 2020 and offers a wonderful combination of sophisticated interiors, impressive proportions and beautifully appointed living accommodation.

Presented to an outstanding standard throughout, this remarkable family home has been thoughtfully arranged across three floors, providing the perfect balance of contemporary family living, elegant entertaining space and everyday practicality. Further peace of mind is provided by the remaining four years of new-build warranty cover, subject to the terms of the policy.

From the moment you enter, the quality and presentation of this beautiful home are immediately apparent. A welcoming entrance hallway provides access to the principal ground-floor accommodation, where the addition of underfloor heating throughout the ground floor enhances the sense of comfort and luxury. A conveniently positioned guest cloakroom and staircase rising to the upper floors complete the entrance area.

The heart of the home is undoubtedly the magnificent lounge and dining room, an impressive reception space extending across the rear of the property. Beautifully proportioned and wonderfully versatile, this exceptional room provides ample space for both relaxed family living and formal entertaining. An attractive arrangement of doors opens directly onto the rear garden, creating a seamless connection between the internal accommodation and the outdoor entertaining areas, while allowing natural light to enhance the sense of space.

Complementing the reception room is a superb kitchen and breakfast room, thoughtfully arranged to provide a practical yet sociable setting for modern family life. Offering generous preparation space alongside an inviting area for informal dining, the kitchen forms an integral part of the home's everyday living accommodation.

A further seating area positioned towards the top of the garden provides an additional destination from which to enjoy the surroundings, offering a peaceful spot for morning coffee, afternoon relaxation or entertaining family and friends.

Ascending to the first floor, a spacious landing provides access to four generously proportioned bedrooms, each offering comfortable and versatile accommodation. The principal bedroom on this level benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The flexibility of the accommodation makes it equally suited to growing families, visiting guests or those requiring a dedicated home office.

The second floor offers a particularly impressive addition to the property, comprising a magnificent bedroom suite occupying the uppermost level. With exceptional proportions and its own en-suite shower room, this wonderful space offers a sense of privacy and separation from the main family accommodation. Whether utilised as a luxurious principal bedroom, guest suite or private retreat, it represents a superb feature of this outstanding home.

The exceptional rear garden is unquestionably one of the defining features of this beautiful property, offering a wonderful outdoor setting that perfectly complements the quality of the internal accommodation.

Thoughtfully arranged to provide both attractive surroundings and excellent entertaining opportunities, the garden features a delightful patio seating area immediately adjoining the house. Ideally positioned for outdoor dining, summer gatherings and relaxed evenings, this space creates a natural extension of the principal reception room.

A further seating area positioned towards the top of the garden provides an additional destination from which to enjoy the surroundings, offering a peaceful spot for morning coffee, afternoon relaxation or entertaining family and friends.

The combination of these distinct outdoor spaces creates an exceptional environment for enjoying the garden throughout the warmer months, with plenty of opportunity for both family enjoyment and more intimate occasions.

To the front, the property further benefits from driveway parking, providing convenient off-road parking and completing the appeal of this outstanding family residence.

Beaconsfield Road enjoys a highly desirable residential setting within the historic market town of Tring, an area particularly sought after for its attractive surroundings, established community and convenient access to the town's excellent range of amenities.

Nestled beneath the beautiful Chiltern Hills, Tring is widely regarded as one of Hertfordshire's most appealing market towns, combining historic character with a vibrant and welcoming atmosphere. Its charming High Street offers an excellent selection of independent boutiques, artisan cafés, restaurants, traditional public houses and everyday shopping facilities, creating a thriving town centre with a distinct sense of community.

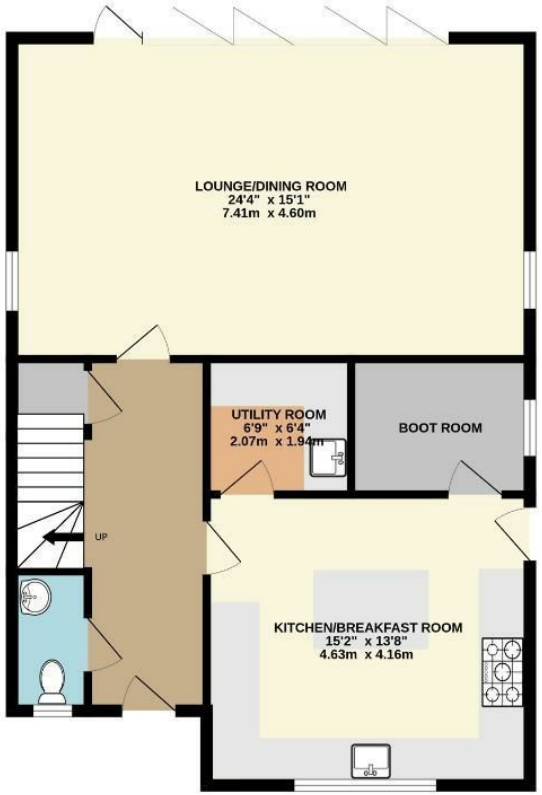
The area is particularly well suited to family life, with access to highly regarded schooling, including Tring School, alongside a selection of primary schools and recreational facilities.

For those who enjoy the outdoors, the surrounding Chilterns National Landscape provides an exceptional backdrop, with beautiful countryside walks, cycling routes and picturesque open spaces. Nearby Tring Park, the Ashridge Estate and the Grand Union Canal offer further opportunities to enjoy the area's outstanding natural surroundings.

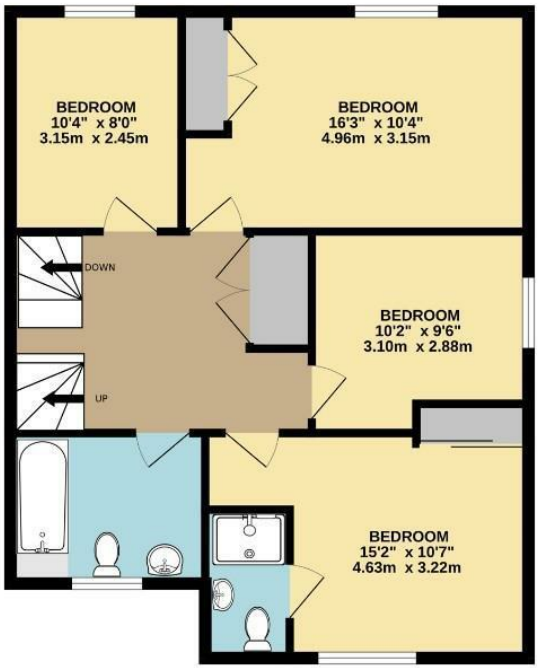
Commuters are equally well catered for, with Tring railway station providing regular services to London Euston, with the fastest journeys taking approximately 34 minutes. The nearby A41 offers convenient road connections to the M25, providing access towards London, the wider motorway network and surrounding commercial centres.

Combining the tranquillity of a desirable residential setting with the convenience of excellent transport links, beautiful countryside and a thriving market town, Beaconsfield Road provides an exceptional location for modern family living.

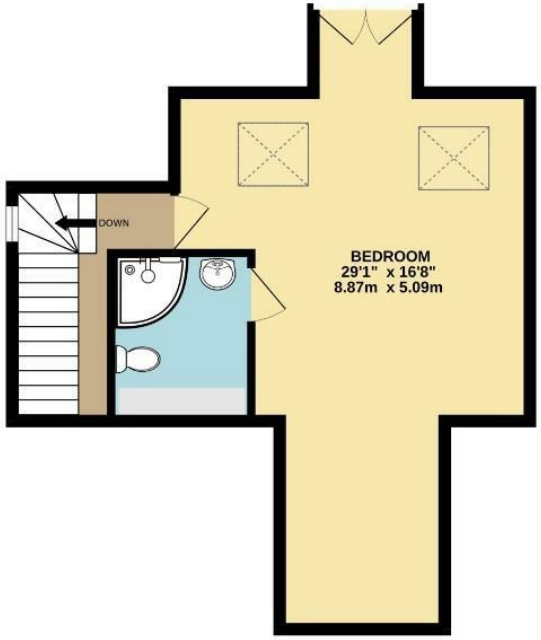
GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.

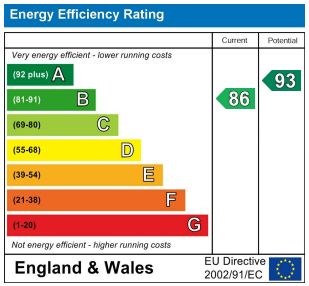


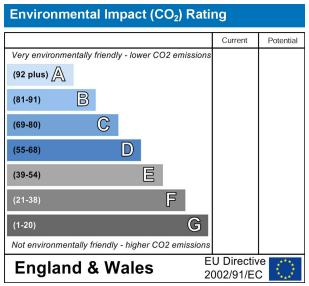
2ND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1963 sq.ft. (182.4 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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BOLLINGER


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TORRES
Mas La Plana





























