



ICKNIELD WAY
TRING HP23 5HJ

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Offer in Excess of **£620,000** FREEHOLD

A beautifully presented, detached four bedroom family home in Tring with gardens, garage and driveway.

This four bedroom detached family home is offered in excellent presentation and with no onward chain. Benefitting from gas central heating and double glazing, the property also comes with gardens and a driveway and garage.

The entrance hall has a w/c, stairs to the first floor, and a tiled floor which continues through the kitchen. There are double doors to the lounge; a light and airy reception room, with elegant wall panelling, a log burner, and French doors which open directly to the rear garden. The kitchen/dining room is spacious and perfect for entertaining family and guests. Fitted with traditional cabinets, wooden work tops and various appliances, the kitchen has a lovely, homely feel.

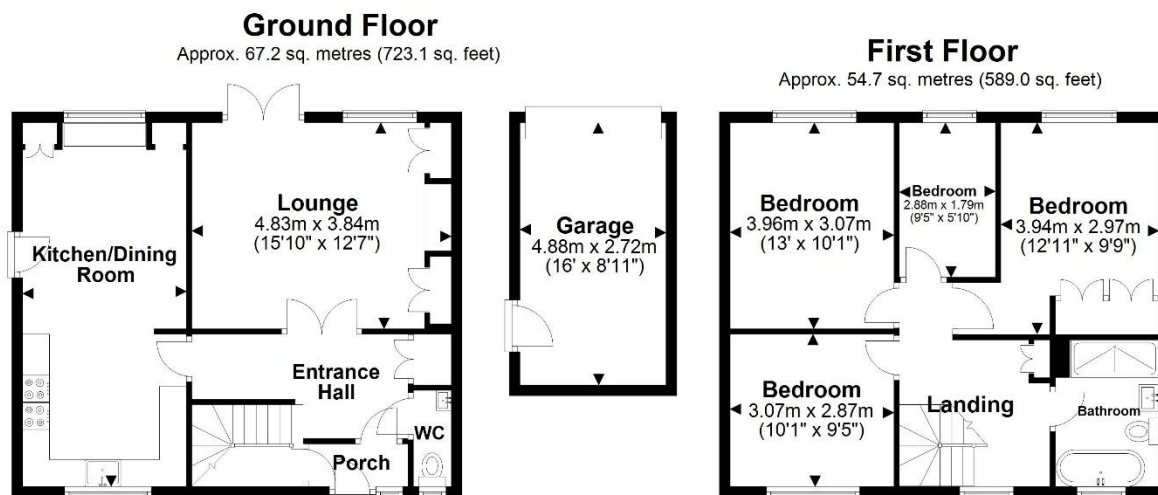
Upstairs are four bedrooms, each of which are very well-proportioned, and a stylish modern family bathroom complete with separate shower cubical.

Outside there is a low maintenance front garden with a pathway to the front door and gated access to the rear. The attractive rear garden is perfect for entertaining, with an extensive paved patio which extends also to the side, with raised flower beds and a door into the garage. A gate at the rear opens to the driveway.

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.







Total area: approx. 121.9 sq. metres (1312.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp. □



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EPC rating – D Council Tax Band – E

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