

Morefields, Tring HP23 5EU

brown & merry





Tucked away in a highly sought-after, tranquil residential enclave of Tring, this exceptionally well-presented three-bedroom house perfectly balances contemporary style and everyday comfort. Finished to an excellent standard throughout, the property boasts spacious, light-filled interiors, making it an ideal choice for growing families or professionals seeking a turnkey home in a desirable setting.

As you step inside, a practical entrance vestibule offers a dedicated space to store shoes, coats, and everyday essentials-setting the tone for the thoughtfully designed layout beyond. The heart of the home is a fabulous open-plan sitting and dining room, finished with tasteful décor and quality flooring. Flooded with natural light, this bright and airy space is perfectly suited for relaxing family evenings or hosting guests, seamlessly flowing into a bespoke, modern kitchen. Here, sleek contemporary cabinetry, integrated appliances, and generous worktop space create an elegant and functional environment for every culinary endeavour.

From the dining area, French doors open onto a private rear patio, providing an effortless transition to the enclosed garden. Whether you're hosting summer barbecues, enjoying a quiet morning coffee, or simply relaxing while children or pets play on the lawn, the outdoor space is designed for year-round enjoyment. Gated side access leads to a secure area with allocated off-street parking, offering added peace of mind and convenience.



Upstairs
Upstairs, three generously sized double bedrooms each benefit from ample natural light and provide comfortable, flexible accommodation for the whole family. The stylish family bathroom is immaculately presented with elegant fittings, ensuring a touch of luxury to the everyday routine.

Location
Perfectly positioned, this property is just a short walk from local conveniences, including a nearby store and a Co-op, with Tring High Street less than a mile away. The bustling heart of the town offers an abundance of independent shops, inviting cafés, and popular restaurants. For those who love the outdoors, fields behind the home invite scenic summer strolls that lead to the Grand Junction Arms-a charming canal side pub and kitchen renowned for its picturesque garden. Tring is a hub for sports enthusiasts, with football, rugby, cricket, and tennis clubs, as well as a sports centre featuring a swimming pool. Commuting is made simple with Tring railway station offering direct links to London Euston, and the A41 affording swift access to the M25 and M1 motorways. This stylish and spacious home must be viewed to fully appreciate all it has to offer. Arrange your viewing today and discover the lifestyle awaiting you in this wonderful Tring location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









welcome to

Morefields, Tring

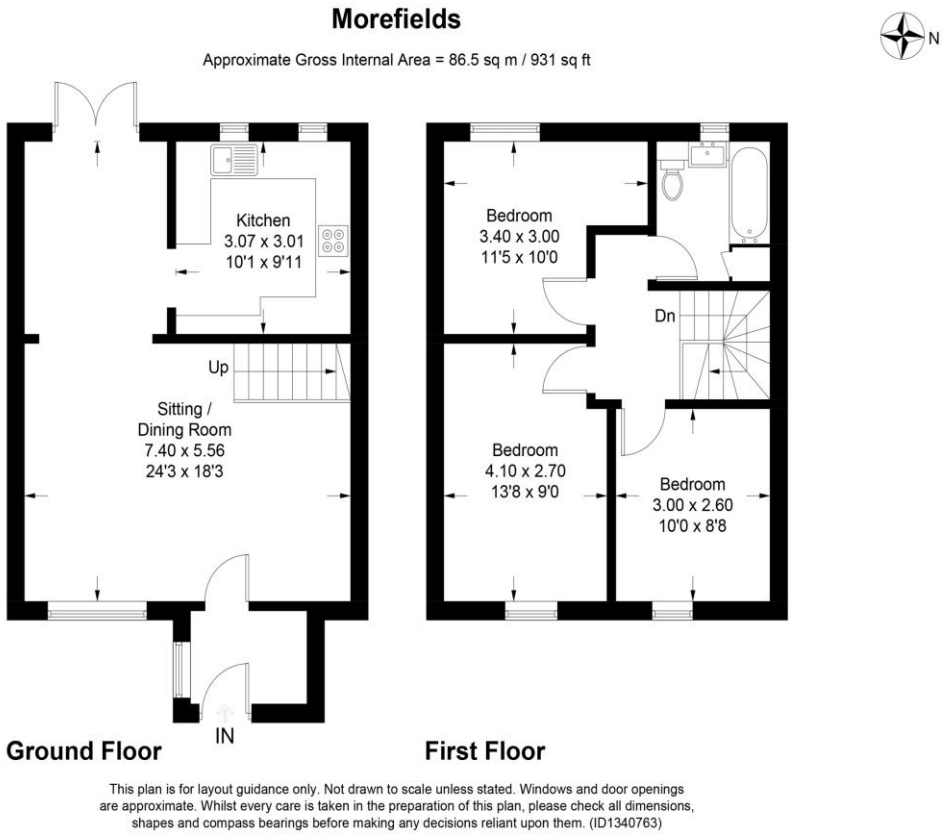
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- ALLOCATED OFF-STREET PARKING
- REAR GARDEN
- WELL PRESENTED

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£465,000

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The Property Ombudsman

Property Reference:
TRG109162 - 0006

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