

TRING

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HERTFORDSHIRE

Tring

Tring Main Line Station (London Euston approx. 42 mins) ~ 1.5 miles
M25 (J20) ~ 14 miles Berkhamsted ~ 6 miles

(All times & distances approximate)

An attractive four bedroom detached home situated in one of Tring's premier residential locations within the Grove Area. Potential for extension (STPP). No onwards chain.

ENTRANCE PORCH : ENTRANCE HALL : CLOAKROOM : SITTING/DINING ROOM : FAMILY ROOM : KITCHEN/BREAKFAST ROOM
LANDING : MASTER BEDROOM WITH ENSUITE SHOWER ROOM : THREE FURTHER BEDROOMS : FAMILY BATHROOM
FRONT & REAR GARDENS : SINGLE GARAGE & OFF ROAD PARKING : NO ONWARDS CHAIN

Price: £465,000 Freehold

83 Grove Gardens, Tring, Hertfordshire HP23 5PY

FRONT DOOR
uPVC double glazed door to:

ENTRANCE PORCH
Cloaks hanging area. Timber & glazed door opening to:

ENTRANCE HALL
Wood effect flooring. Radiator. Stairs rise to first floor with open tread staircase. Coving to ceiling. Doors to:

CLOAKROOM
Fitted with a low level WC and wash hand basin with vanity unit. Fully tiled walls. Wood effect flooring. uPVC frosted glass double glazed window to rear aspect.

SITTING/DINING ROOM
23'11 x 13'4 narrowing to 9'1. A bright L-shaped room with uPVC double glazed window to front aspect and uPVC double glazed double doors opening to rear garden. Stone fireplace with slate hearth and timber mantel over (gas point). Coving to ceiling. Dado rail. Television aerial point.



The Sitting/Dining Room

FAMILY ROOM
10'9 x 9'1. uPVC double glazed window to front aspect. Radiator. Coving to ceiling.



The Sitting/Dining Room

KITCHEN/BREAKFAST ROOM
12'6 x 11'1. A fitted kitchen comprising stainless steel sink unit with side drainer and cupboard space under. A further range of floor standing and wall mounted units with roll top work surfaces and tiled surrounds. Space for range style cooker with stainless steel upstand. Space & plumbing for washing machine and dishwasher. Space for upright fridge/freezer. Breakfast bar area. Telephone point. Coving to ceiling. Recessed ceiling halogen spotlights. Wall mounted gas fired boiler. uPVC double glazed window to rear aspect.



The Kitchen/Breakfast Room

FIRST FLOOR

LANDING
Access to loft. Doors to:

MASTER BEDROOM
12'7 x 12'4. uPVC double glazed window to front aspect. Shelved storage cupboard. Radiator.

ENSUITE SHOWER ROOM
Fitted with a suite comprising fully tiled shower cubicle with thermostatically controlled power shower, pedestal wash hand basin and low level WC. Tiling to splash sensitive areas. Radiator. Frosted glass double glazed window.

BEDROOM TWO
12'7 x 11'1. uPVC double glazed window to rear aspect. Radiator.

BEDROOM THREE
12'1 x 8'1. uPVC double glazed window to rear aspect. Radiator.

BEDROOM FOUR
8'11 x 8'3. uPVC double glazed window to front aspect. Radiator.

FAMILY BATHROOM
6'11 x 6'1. Fitted with a suite comprising bath with mixer taps and shower attachment over, pedestal wash hand basin and low level WC. Wood effect flooring. Radiator. Frosted glass window.

OUTSIDE

TO THE FRONT
A small open plan garden with pathway leading to the front door. Outside light. A private driveway leading to the garage.

TO THE REAR
The rear garden is of a generous size and is fully enclosed with a high degree of privacy. An extensive paved area immediately to the rear of the property. Brick built barbecue. Level lawn. Mature shrubs. Gated pedestrian access to the side of the property. Personal access to the garage.

GARAGE
A single garage with metal up and over door.



The Rear Garden



The Rear Garden

GENERAL

LOCAL AUTHORITY
Dacorum Borough Council.

SERVICES
We are advised that all mains services are connected.

MORTGAGE ADVICE FROM INDEPENDENT MORTGAGE ADVISERS
We offer Independent Mortgage Advice for all our Clients. For Free, no obligation quote please PHONE on 01442 827000 for further details.

VIEWING
By appointment with Cesare & Co, 48 High Street, Tring, Hertfordshire, HP23 5AG. Telephone 01442 827000.

IMPORTANT NOTICE
Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not constitute any offer or any part of a Contract. The Vendors, his Agents, Cesare & Co and persons in their employment do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Cesare & Co.

Our Ref. 3973

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