

Nash  
Partnership



## Beech Walk

Tring, Hertfordshire HP23 5JQ

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## A leafy pause between town and nature.

Enjoying the mature, tree-lined tranquillity of Beech Walk - a rare, car-free enclave within Tring's coveted Grove area - this thoughtfully remodelled mid-century home strikes an elegant balance between calm, open-plan living and private, more intimate spaces, perfect for modern day living.

The house sits detached and quietly dignified, surrounded by verdant greenery and mature planting. Its crisp, mid-20th century lines have been softened by a careful and sensitive palette of a muted, natural tones, allowing light and material to lead the narrative.

Internally, the layout flows with a quiet confidence. A generous entrance hall leads into the heart of the home: an open-plan kitchen and dining space designed for both daily living and occasional gathering. Fitted with sleek cabinetry and a suite of Neff appliances, the kitchen opens through French doors to the garden, blurring the boundary between inside and out. Adjacent lies a spacious sitting room, anchored by a wood-burning stove and illuminated by a large picture window - a classic nod to the home's original era - casting light across crisp walls and textured finishes.

**Guide price:** £835,000  
**Tenure:** Freehold



To the front, a separate family room offers a second reception space, bathed in natural light and looking out over the leafy green of Beech Walk. A utility area lies discreetly off the kitchen, with a cloakroom completing the ground floor.

Upstairs, four well-proportioned bedrooms are arranged around a spacious landing, all with fitted shutters that frame either views of the garden or the leafy setting of Beech Walk. The principal bedroom benefits from built-in wardrobes, while the smart, modern white bathroom features both a bath and walk-in shower.



Outside, the garden wraps around the house in a versatile L-shape. A generous patio adjoins the kitchen, ideal for late summer suppers, and leads to a secondary seating area. A garage sits at the rear, along with driveway parking. With light from a rear window and its own back door, the garage offers potential as a future studio, office, or gym (subject to planning consents).

There is something deeply satisfying about this location - an almost utopian blend of nature, community and quiet design integrity, all within reach of Tring's historic heart. Beech Walk offers a rare sense of calm; its leafy, traffic-free setting feeling a world apart, yet the town centre is just a short walk away. Tring School is just moments from the front door, helping make family life not only manageable but deeply rooted in place.

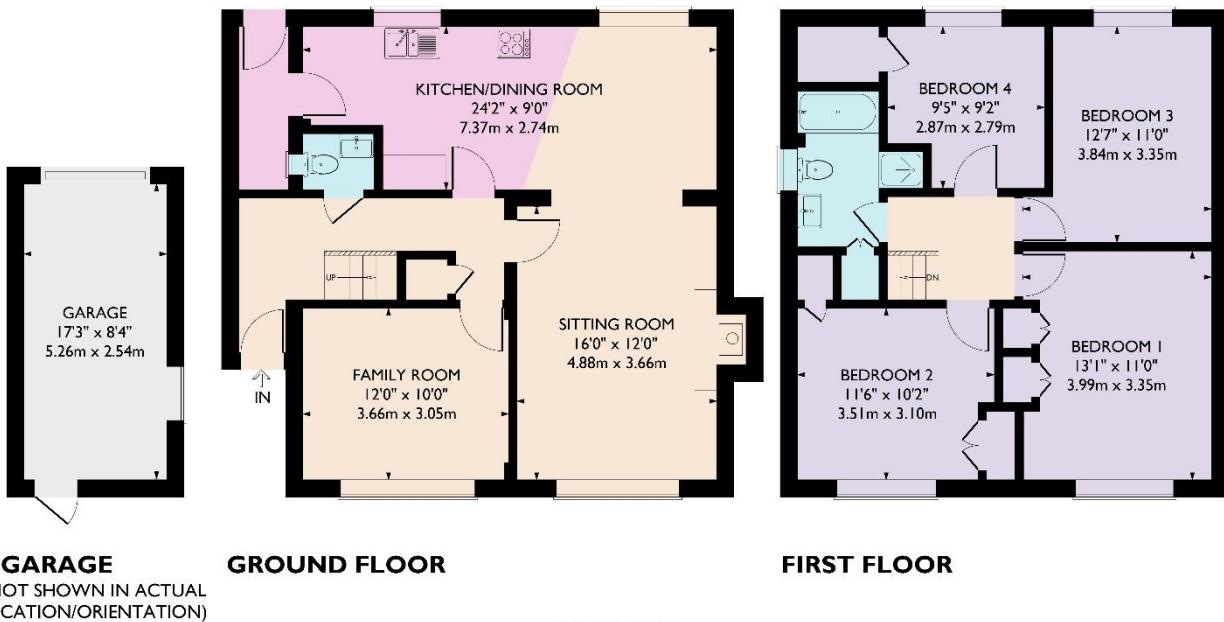


## Every home tells a story

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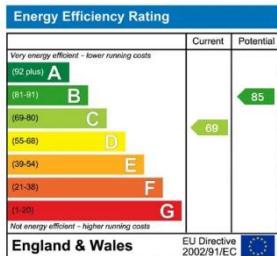
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APPROXIMATE GROSS INTERNAL AREA = 1353 SQ FT / 126 SQ M  
 GARAGE = 144 SQ FT / 13 SQ M  
 TOTAL = 1497 SQ FT / 139 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: F

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