



4
Bedrooms

2
Bathrooms

3
Receptions





- Akeman Residential
- Low maintenance rear garden with outbuilding
- Walking distance to great schools & Tring high street
- Four bedroom detached family home
- En-suite shower room, four piece family bathroom and ground floor w/c
- Offered with a complete chain
- Ample off road parking
- Four generous size bedrooms

Why buy this home? Because it's got the space, the finish, and the layout that just works for family life.

Set on a peaceful cul-de-sac, this four bedroom home has been really well maintained and offers a great layout for modern family living. You enter into a porch that leads into a generous lounge that feels instantly welcoming, which flows into a second reception room that works perfectly as a snug, playroom or extra sitting area. At the back of the house, the kitchen and dining space offers plenty of storage, integrated appliances, a hot water tap and underfloor heating. It's a brilliant space for both everyday life and entertaining. There's also a separate utility room, a downstairs WC and internal access into the garage, which is ideal for storage or could be converted if needed.

Upstairs, there are four well-proportioned bedrooms. The main bedroom has its own en-suite shower room, while the others are served by a stylish four-piece family bathroom with under floor heating.

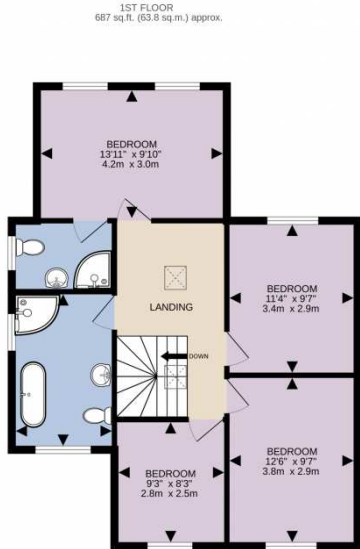
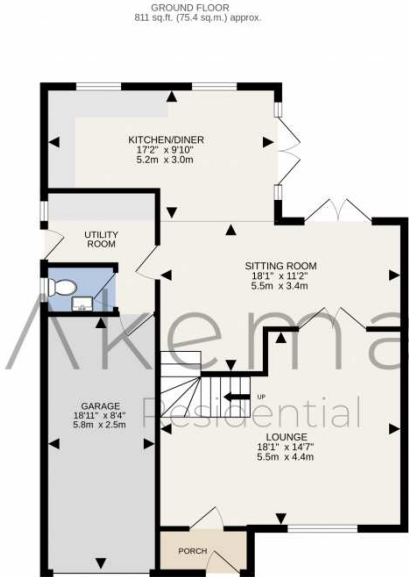
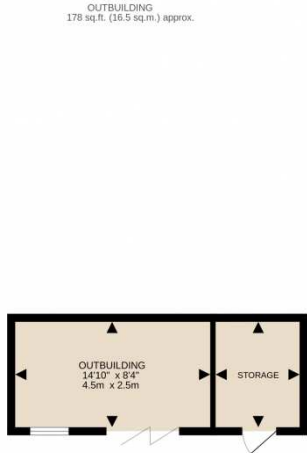
The garden is low maintenance and there's an outbuilding ready to be used as a home office. At the front, there's a large driveway with space to comfortably park multiple cars.

It's a solid family home in a quiet spot, and there's nothing to do other than move in and enjoy it.

The historic market town of Tring sits on the edge of the beautiful Chilterns countryside, offering a peaceful setting while still being well connected to London. The town centre is full of character, with a great mix of independent shops, cafes, restaurants and traditional pubs.

Tring also offers excellent schooling for all ages, including the highly regarded Tring Park School for Performing Arts and Berkhamsted School.

For commuters, connections are straightforward. The A41 is just a short drive away and links directly to the M25 at Junction 20. Tring mainline station offers fast and regular trains into London Euston, with journey times from just 36 minutes.



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hunters Close, Tring



Tel : 01442 974754
 Email : hello@akeman-residential.co.uk
 Address : 3 Claridge Court, Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AF

Akeman
Residential