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Tring

OFFERS IN EXCESS OF £425,000



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Tring

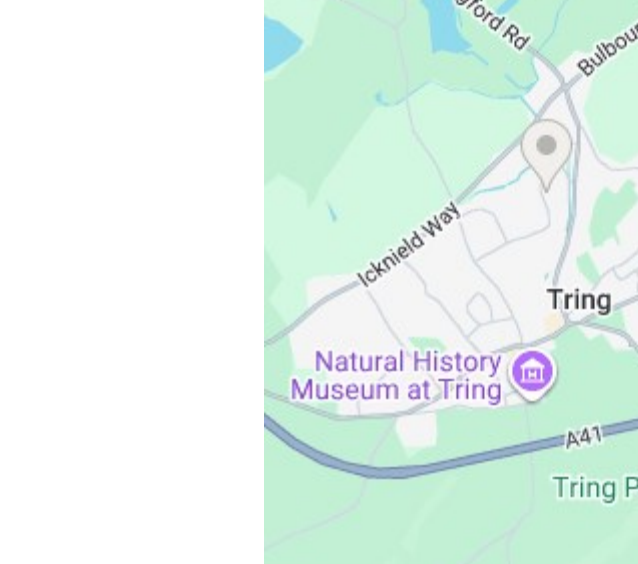
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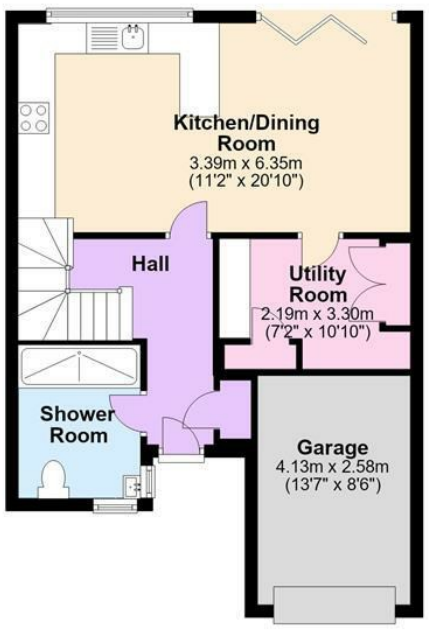
PURCHASE WITH STERLING & RECEIVE £500 CASHBACK ON COMPLETION Measuring a terrific 1550 sq ft in size and located a short walk from the town centre and all the amenities of Tring. A wonderful town house which is offered for sale with a complete upper chain and boasting 5 bedrooms, a stunning main reception room and 'eat-in' kitchen/ dining room with separate utility room. Driveway and garage to the front and Southerly facing garden to the rear.

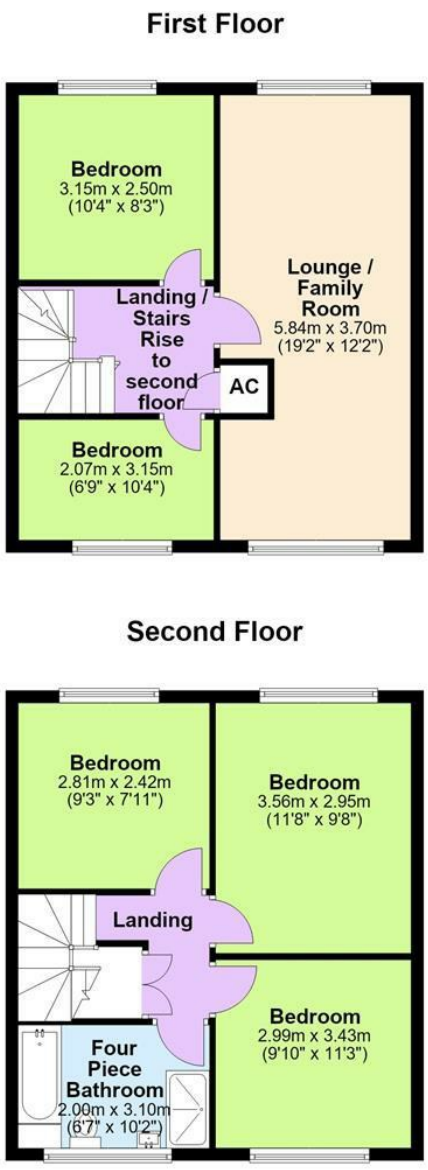




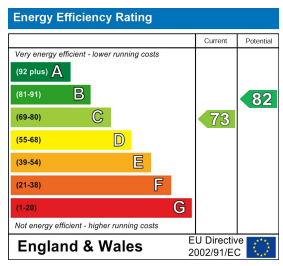


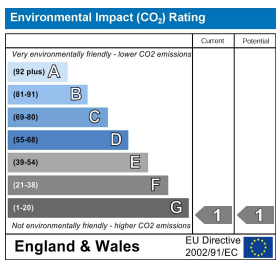
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Total area: approx. 144.0 sq. metres (1550.2 sq. feet)





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Ground Floor
Steps lead to the composite front door which opens to an inviting entrance hall with a guest shower room and stairs to the first floor. The spectacular open-plan kitchen/dining room forms the true heart of the home, professionally designed with a recently installed collection of sleek contemporary cabinetry extending seamlessly into the utility room, offering an exceptional amount of storage. Luxurious quartz worktops provide generous preparation space, while the impressive four-seater breakfast bar creates a natural hub for casual dining and entertaining.
A spacious dining area sits before striking bi-fold doors, flooding the room with natural light and opening effortlessly onto the patio, creating a wonderful indoor-outdoor lifestyle ideal for both family life and summer gatherings. The kitchen is superbly appointed with a range of premium integrated appliances, including an electric fan oven, combination oven, induction hob with extractor hood, dishwasher and a Quooker instant boiling water tap. Complementing the kitchen, the well-equipped utility room offers additional practicality with dedicated space for a washing machine and tumble dryer, together with room for an American-style fridge freezer, complete with water supply connection if required. The result is a beautifully crafted space that perfectly balances everyday functionality with sophisticated modern living.

First & Second Floors
Occupying the entire first floor, the magnificent dual-aspect living room is a wonderfully bright and spacious retreat, with large windows to both the front and rear elevations flooding the space with natural light throughout the day. Perfect for relaxing or entertaining, this impressive room enjoys an airy feel and attractive outlooks.
Also located on this floor are two versatile bedrooms, offering excellent flexibility to suit modern lifestyles. Whether utilised as guest accommodation, children's rooms, a dedicated home office, study, gym or hobby room, these spaces adapt effortlessly to your needs. The top floor provides an outstanding principal bedroom level, featuring three generous double bedrooms, all enjoying delightful elevated views across the surrounding area. Completing the accommodation is a beautifully appointed contemporary family bathroom, finished to a high standard and featuring a luxurious walk-in shower alongside a stylish suite, creating the perfect space to unwind at the end of the day.

Outside
To the front of the property is a hardstanding driveway providing parking for several cars and leads to a single garage with a metal up and over door. Steps lead to the front door. The Southerly facing rear garden has a good size flagstone patio and there is a timber framed shed. The garden is mainly laid to lawn and fully enclosed with fencing.

The Location
Tring is a pretty Market Town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday Book. The Town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of independent restaurants and artisan cafes.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose.

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