



Grove Road, Tring HP23 5PA



This attractive mid-century detached home is situated along Grove Road, one of the most sought after locations in Tring, and just around the corner Tring Secondary School and Grove Road Primary Schools. The property has been extended and remodelled by the current owners to provide a little over 2500sqft of beautifully presented accommodation arranged over two floors. There are three reception rooms, one of which has a stylish en-suite shower room and is perfect as a guest bedroom but could have any number of uses to suit your requirements. The lounge features bespoke fitted cabinets and shelving and double glazed French Doors which open to the patio. The sitting room, at the front, has a wide bay window with fitted shutters, picture rails and is a versatile room for any occasion. The heart of this home is undoubtedly the impressive open plan kitchen family room at the rear which has a lovely light and airy atmosphere with a roof lantern and corner bi-fold doors connecting to the wrap around decked patio and gardens. This room has something for everyone and is perfect for entertaining friends and family with spacious dining and sofa areas and a breakfast bar for informal dining. Traditional 'shaker style' cabinets provide plenty of storage, with quartz work tops and various appliances. There is a separate utility room and guest w/c.

Upstairs

Upstairs are four generously proportioned bedrooms and a luxuriously appointed four piece family bathroom. The principal bedroom overlooks the garden at the rear and has a large en-suite.

Outside

The house is set behind mature laurel hedging affording plenty of privacy. There is an extensive gravelled driveway providing parking for numerous cars. The rear garden steals the show here though.....nearly 200 feet of level garden which is mainly laid to lawn with mature shrubs. There is a decked patio which wraps around the rear of the house and is ideal for entertaining in the summer months.

Location

The property is situated in one of Tring's most sought after residential locations, conveniently located for easy access to both the town centre and mainline train station, while also being just 100 yards from countryside.

Tring itself is a pretty market town on the edge of the Chiltern Hills. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, and various sporting activities. Local shopping facilities are also varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. Nearby Berkhamsted offers a further range of facilities, including Waitrose and a variety of restaurants and cafes.

Buckinghamshire's County Town, Aylesbury, is around 8 miles and boasts a multiplex cinema, shopping centres, and theatre.

The area boasts some excellent educational facilities, including Tring School which is around a ten minute walk. For those wishing to use the independent sector, Tring Park School for the Performing Arts and Berkhamsted School both have superb reputations.

For commuters, Tring station is around 1.5 miles away and provides a regular train service to London Euston in around 40 minutes. Alternatively, Wendover, around 6 miles, provides a regular service to London Marylebone in around 50 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20). The M1 (J8) can be accessed at Hemel Hempstead.

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 Grove Road, Tring

- Extended detached family home
- Impressive open plan kitchen/dining/family room with Rako wireless lighting system
- Further scope to extend (stp)
- Large secluded gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: G

guide price

£1,650,000



A gorgeous five bedroom/three bathroom family home, with approaching 200ft mature and secluded rear garden, in Tring most sought after road.

Approximate Gross Internal Area = 233.1 sq m / 2509 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1331103)



Property Ref:
TRG109081 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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