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Tring

ASKING PRICE £950,000



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Tring

ASKING PRICE

£950,000

Measuring in excess of 1900 sq ft in total and located in a peaceful cul-de-sac yet only a stones throw from the bustling town centre of Tring. A detached family home which has been lovingly refurbished and extended over the years now offering three reception rooms, four double bedrooms and two bathrooms. Internal inspection essential.



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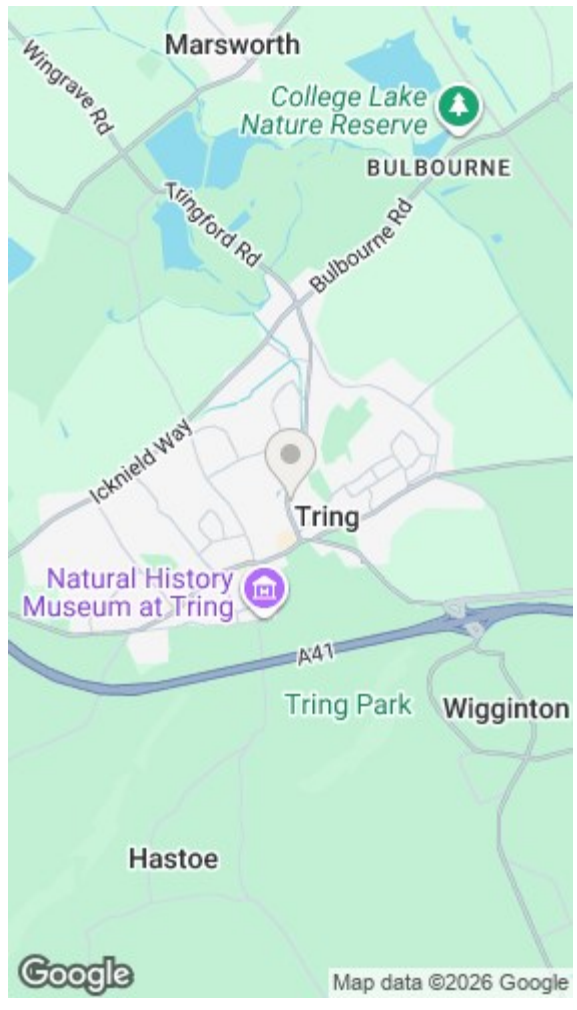
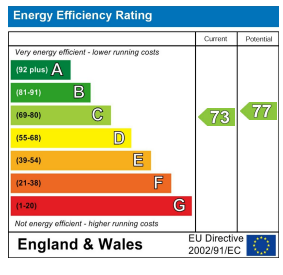
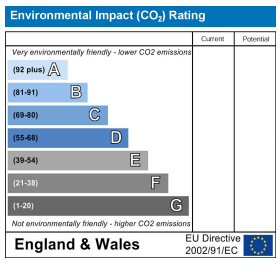
Evans Way, Tring, HP23

Approximate Area = 1753 sq ft / 162.8 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1902 sq ft / 176.6 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sterling Homes. REF: 1395450







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A wonderful family home in a prime central location close to the schools, High Street and amenities.





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Ground Floor
The front door opens to the entrance hall which has doors opening to the ground floor accommodation with a courtesy door opening to the garage and with stair rising to the first floor. A door to the right hand side opens to a wonderful open plan kitchen/dining room which has been comprehensively fitted with a range of base and eye level units with a dedicated space for a full size dining room table and chairs. Natural light floods this space with two windows to the side aspect and one window to the front. From here double doors open to a large family room which measurers in excess of 24 ft and has a large roof lantern and several windows to three aspect and French doors opening to the rear garden. Double doors also open to the dedicated living room which boasts a cast iron wood burning stove. A ground floor cloakroom fitted with a two piece suite completes this level.

First Floor
A spacious landing area has doors opening to all four double bedrooms, a hatch to the loft space and a window to the side with a door opening to the family bathroom which is fitted with a white four piece suite to includes a bath with shower unit and screen over. Two of the bedrooms both overlook the front while two of the bedrooms, including the principal bedroom with ensuite shower room over look the rear. Two of the bedrooms also boast fitted wardrobes with ample hanging, shelving and storage space.

Driveway, Garage, Front & Rear Gardens
To the front of the garden is a good size block paved driveway providing ample parking space with a lawned area to one side and flagstone pathway leading to the front door and to both sides access where a pedestrian gate opens to the side giving access to the rear garden. Directly to the rear of the house is a patio area which leads up to the main portion of the garden which is mainly laid to lawn and fully enclosed by fencing. To one rear corner is a secondary patio space which is ideally positioned since the elevated position ensures you capture the setting sun in the summer months.

The Location
Life in Tring is a breath of fresh air: a semi-rural retreat in an Area of Outstanding Natural Beauty, bounded by the rolling chalk hills of the Chilterns, the dramatic sweeping landscape of the Vale of Aylesbury and the ancient woods of the Ashridge Estate and Wendover. In the town itself, you'll find the award-winning Tring Memorial Gardens, and to the south Tring Park offers 264 acres of woodlands and green spaces for leisure, sports and walking.

Tring - A Vibrant Market Town
Tring is an attractive and affluent small town with a wealth of independent shops and artisan boutiques, popular pubs, bars and cafes and an outstanding choice of restaurants. It has held market status since 1315, and along with the weekly Charter Market there's a fortnightly Farmers Market, where you can choose from a mouth-watering range of local produce and the speciality foods which Tring offers in abundance. Berkhamsted, just six miles away, is also great for shopping and leisure.

First Class Education On Your Doorstep
For families with children of school age, Tring has first class educational options. Primary schools include Goldfield Infants and Nursery School, Grove Road and Dundale Primary Schools and Bishops Wood CofE Junior School. Tring School offers local secondary education, while Tring Park School for the Performing Arts provides specialist education. Nearby, Berkhamsted provides a range of additional options and Aylesbury, less than 10 miles away, has highly rated schools at all levels.

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Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
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