



These elegant brand new town houses offer spacious and versatile accommodation with a focus on light and space throughout. In these times of constantly rising energy prices, the developer has thoughtfully included solar panels and an air source heat pumps to these highly insulated homes which not only helps lower your bills, but also lowers the carbon foot print!

The high spec finish throughout the property is notable from the moment you step through the front door and continues in every part of the impressive contemporary kitchen (fitted with stylish German units with quartz work tops and fitted appliances including an induction hob and three fan ovens.....ideal when entertaining the family at Christmas), and high spec contemporary bath and shower rooms. Large porcelain floor tiles, with underfloor heating, flow seamlessly through the ground floor entrance hall, guest w/c and kitchen/dining/sitting room. The open plan layout of the living space on the ground floor offers excellent entertaining space or a cosy spot to watch the TV and features bi fold doors which open directly onto the large south facing rear garden. On the first floor you will find a spacious lounge with stunning views over the rear garden and the Chiltern Hills beyond. This room could easily act as another bedroom if four are required. The three other double bedrooms each have en-suite bath or shower rooms and wardrobes (where specified).

These handsome homes are complimented with attractive landscaped frontages including a driveway leading to the integral garage. The rear gardens are approaching 100ft and are south facing, making the most of the summer sunshine.

Longfield Road is a popular, residential side street close to the centre of town within walking distance of infant, primary and secondary schools. Tring's characterful High Street is filled with Victorian buildings where independent shops, boutiques and restaurants sit alongside well known High Street brands including Marks & Spencer, Costa Coffee and Lloyds Pharmacy. Tring is surrounded by wonderful countryside and the Grand Union canal offering endless walks, and there is a wide variety of sports clubs to satisfy most interests along with the sports centre and swimming pool.

Schooling includes a variety of nursery and primary schools which feed Tring secondary School and private education is catered for with the renowned Tring School for the Performing Arts or Berkhamsted School just 5 miles away.

For commuters, Tring train station provides a frequent service to London Euston (approx. 38mins) and The A41 dual carriage way can be easily accessed at Tring and links the M1 and M25 motorways giving excellent road links across the country and to the London Airports.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING, Hertfordshire, HP23
5AA



brownandmerry.co.uk

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

Features

- Luxury new build home
- 10 year warranty
- Energy efficient (inc. solar panels & air source heat pump)
- Underfloor heating (gnd floor) radiators (1st & 2nd)
- Large south facing rear garden
- Three/four double bedrooms
- Three bathrooms
- Open plan kitchen/dining/family room
- Stunning German kitchen with three ovens
- Garage & driveway
- Completion July 2022



brown & merry

01442 824133