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Tring

OFFERS IN EXCESS OF £700,000



Temptation comes in many forms...

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Tring

OFFERS IN EXCESS OF

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Located just outside of the Town centre and within excellent striking distance for the secondary school and station. A modern family home boasting a wonderful open plan kitchen/dining/family room, separate living room and four bedrooms with ensuite to the master. Early enquiries essential!



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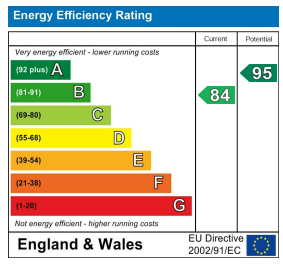

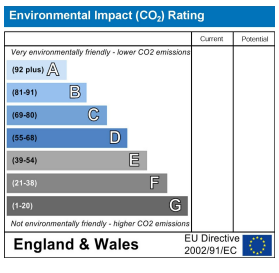

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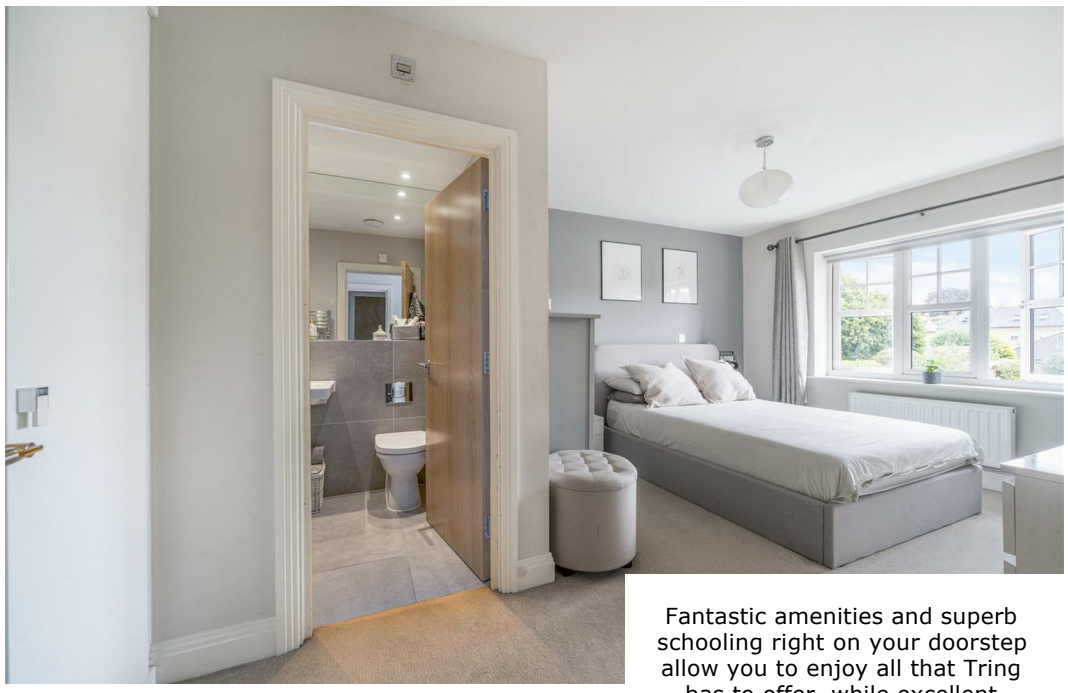





Fantastic amenities and superb schooling right on your doorstep allow you to enjoy all that Tring has to offer, while excellent transport links make travelling further afield quick and easy.





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Internal Specification
Birtley steel faced 4 panel multipoint-locking front door. Double glazed white PVCu windows providing a high level of thermal insulation and reduced heat loss. All windows have security locks. Vicaima solid core oak veneer doors with chrome/brushed steel furniture. Chrome Schneider sockets and switches throughout. Schneider media plates providing connectivity to your audio visual devices in the lounge, kitchen/family room and master bedroom. Triplate to all remaining bedrooms. Individually switched, twin circuit LED ceiling
and feature mood lighting (where specified). Individually switched, twin circuit LED feature lighting to the wardrobe position and pendant light. Baxi Potterton high efficiency compact gas boiler. Megaflo pressurised hot water cylinder. Stylish Myson white pre-finished radiators with individual thermostatic controlQuality fitted wardrobes with shelf and hanging rail to bedrooms 1 & 2. Contemporary double stepped tall skirting with matching architraves. Mains powered smoke detectors to each floor with battery back-up.

Kitchen Specification
High gloss contemporary kitchen units featuring soft closing doors and drawers. Beautiful heat, stain and scratch resistant cimestone worktops. Stylish coloured glass splash backs. Siemens appliances including a fan assisted double oven, integrated 26 litre microwave, induction hob, full height integrated fridge/freezer unit with a 50/50 split, full size integrated dishwasher, integrated washer/dryer and stainless steel 900mm wide chimney hood enclosed within a high level unit. Franke stainless steel underslung large single bowl sink with drainer discretely cut into the cimstone worktop with Franke chrome mixer tap. Magic corner unit to facilitate clever storage solutions. Stylish LED feature lighting to the underside of the wall units and plinths. Recessed LED downlights to kitchen and adjacent family/breakfast/dining areas. Minoli porcelain floor tiles to kitchen and
adjacent family/breakfast/dining areas

Cloakroom, Bathroom & En-suite specifications
Villeroy & Boch white porcelain sanitaryware with soft closing seats. Contemporary chrome Hansgrohe brassware throughout. Mira Flight low profile shower tray with chrome vortex trap. Novellini toughened glass and stainless steel shower enclosures and bath screens. Thermostatically controlled showers. Large profile Minoli tiles to floors and walls. Useful tiled recessed storage in the shower enclosures. Mirrors over all basins including recessed mirrors in the bathroom and en-suites. Chrome Schneider shaver point. Individually switched, twin circuit LED ceiling and feature mood lighting. Chrome heated towel rail with thermostatic control. Recessed LED downlights. Extractor fans with delayed cut-off fitted in all bathrooms and en-suites

External Specifications
Well considered landscaping to front gardens with turf laid to rear. Dusk to dawn motion sensors to external lighting. Outside lights to patio area. Allocated parking for two cars directly to the rear of the garden. Tegula paving to driveways. Natural Indian sandstone to footpaths and patio areas. Outside water tap to the rear of the property

Environmental Efficencies
Energy efficient, thermostatically controlled gas central heating and A-rated boiler to minimise gas usage and carbon emissions .High levels of wall, floor and roof insulation
to limit heat loss during the winter. A-rated kitchen appliances to reduce energy and water usage. Dual flush mechanisms to all toilets to reduce water use. 100% low energy light fittings to all homes

The Location
Steeped in history and located in an Area of Outstanding Natural Beauty in the Chiltern Hills, Tring is surrounded by beautiful countryside. Perfectly placed in the highly sought after Grove area of this picturesque, traditional market town, this property offers the very best of rural living combined with the convenience of modern life. Just a short walk from your front door, there's an abundance of independent shops, cafés, restaurants and bars to enjoy, while high street favourites and larger department stores are just a short drive away in neighbouring Aylesbury and Hemel Hempstead. A twice-monthly farmers market sells n array of local produce, crafts and jewellery, while Tesco and Marks & Spencer Supermarkets provide your everyday essentials. Offering hundreds of miles to explore on foot, horseback or by bike, the Chilterns provides an ever-changing landscape of reservoirs and rolling hills that can be enjoyed at leisure.

Education In The Area
Just a short walk from the property, Grove Road Primary School and Tring Secondary School were both rated as 'good' in their recent Ofsted inspections. Tring also boasts the world renowned Tring Park for the performing arts school.

Travel Links & Local Attractions
Attractions such as Whipsnade Zoo and Warner Bros Studio Tour London (home of the Harry Potter experience), are accessible in less than an hour, and Tring has its own Natural History Museum, which is hugely popular. Other local highlights include Tring Brewery, the Grand Union Canal and Champneys Health Resort & Spa. Sports and leisure centres are close to home with a large sports centre being a couple of minutes walk away and The Snow Centre in Hemel Hempstead less than a 20-minute car journey. Just 1 mile from the property, Tring railway station provides regular direct trains into London in around 40 minutes. The town is also well served by road connections with the A41 and M25 all easily accessible.







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