



Longfield Road, Tring, Hertfordshire, HP23 4DG



Christopher Pallet
Professional advice since 1973

Longfield Road,
Tring,
Hertfordshire,
HP23 4DG

Guide Price £695,000
Freehold

Christopher Pallet estate agents have been favoured with the instructions to offer this 5 year old property of a contemporary design to the market for sale. This family home offers generous and versatile living accommodation.

The accommodation comprises; entrance hall cloakroom, sitting room, kitchen, dining room, master bedroom with an ensuite shower room and two further bedrooms, bathroom, gardens front and rear with the benefit of a garden cabin to the rear and driveway parking for two vehicles to the front,

The market town of Tring provides excellent schooling for all ages, including independent schools such as The Tring Park School for Performing Arts and the Berkhamsted School. Nestling in the beautiful Chiltern Hills with rolling countryside as well as providing excellent access to London via the A41 directly to the M25 at junction 20. Tring's main line station provides an excellent regular service in to London Euston from 36 minutes. The town centre provides for a variety on shops, restaurants and facilities.





Beautifully presented three bedroom semi detached family home with many additional features

On The Ground Floor

The front door opens to a bright entrance hall with doors to all ground floor rooms off, Karndean flooring, stairs to the first floor, a storage cupboard and two windows to the side. The sitting room is light with a bay window to the front with window shutters. The cloakroom has a window to the side, low level wc and a wash hand basin. The kitchen has a range of both eye level and floor standing units provide ample storage with integrated appliances as standard. A Simon Taylor Furniture built bar area to the side wall and a breakfast bar. The dining area also has Karndean flooring, doors opening to the rear garden and a window to the side.

On The First Floor

The landing provides access to the loft and all first floor

rooms including the storage cupboard. The principal bedroom has his and hers double wardrobes a window to the front and an ensuite shower room with a three piece suite. There are two further double rooms with built in wardrobes to bedroom two. The family bathroom has a three piece white suite with heated towel rail and window to the side.

Outside

The rear garden has an extensive paved patio which extends to the side of the lawn to the garden cabin. There is gated side access, water, power and lighting externally. The garden cabin is 17'3 x 8'10 and provides ideal space for working from home or additional potential as living accommodation if required. The front garden enjoys driveway parking for two cars as well as mature planting of flower and shrub beds.




Directions

Enter Tring along the B4635 Aylesbury road taking the left hand turn into Longfield road and follow the road round and the property is on the right hand side.
Council Tax: Band E

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



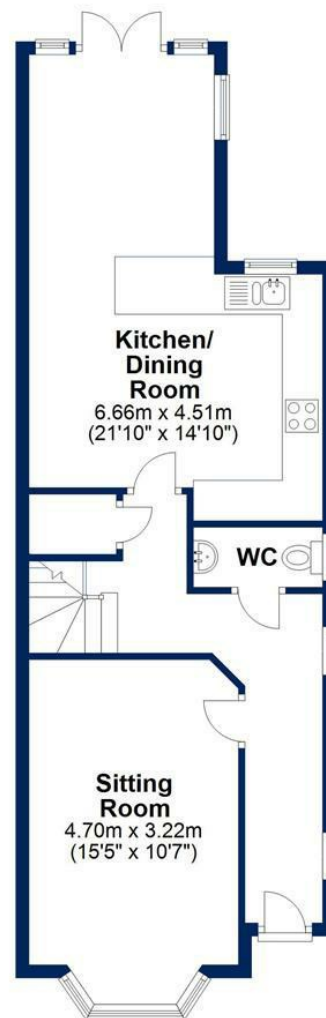
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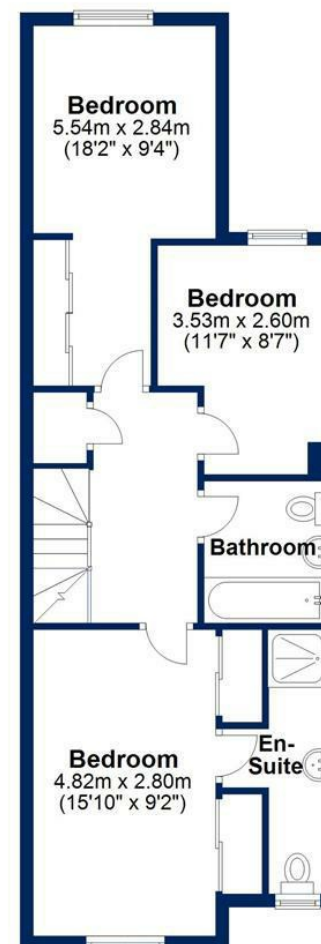
Ground Floor

Approx. 57.7 sq. metres (621.4 sq. feet)



First Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



Total area: approx. 114.0 sq. metres (1227.3 sq. feet)
For illustration purposes only - not to scale



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