



Abstacle Hill, Tring HP23 4DA



The property benefits from eco-friendly solar panels, providing both sustainability and energy efficiency for the modern family. Upon entering, you are welcomed by a generous sitting room, perfect for both relaxing and entertaining guests. The adjacent dining room is bright and inviting, ideal for family meals and gatherings. The recently refitted kitchen is a highlight, featuring a stylish range of wall and base units alongside a selection of integrated appliances, ensuring everyday convenience and a sleek finish. Additional practicality is offered by the separate utility room, providing extra storage and direct access to the attached garage.

Upstairs, the first floor hosts three well-proportioned bedrooms, each benefitting from fitted wardrobes for ample storage. A recently refitted shower room completes the upper floor accommodation. The exterior of the property continues to impress, with a delightful tiered rear garden offering an excellent outdoor space for both children and adults to enjoy throughout the seasons. The front garden is attractively landscaped, partly laid to lawn and partly to block paving, providing generous off-road parking for several vehicles and convenient access to the garage, which benefits from an electric door.

Location

Located less than half a mile from Tring's picturesque High Street, residents can easily enjoy the blend of independent shops, charming cafes, and popular high street brands such as Marks & Spencer and Costa Coffee. The weekly Farmers' Market in Church Square adds to the town's lively community spirit. For those who appreciate the outdoors, the Chilterns' rolling countryside offers endless walking opportunities, while the Grand Union Canal and Tring Park present scenic routes for hikers and dog walkers alike. Commuters will find Tring particularly attractive, with the train station providing regular services to London Euston in approximately 38 minutes, as well as connections to Milton Keynes and the north. The nearby A41 dual carriageway links directly to the M25, granting easy access to London airports.

Families are well catered-for with a choice of highly regarded infant and primary schools, the recently modernised Tring Secondary School, and the renowned Tring School for the Performing Arts. The nearby Berkhamsted School offers further educational options. Sports enthusiasts are also well served with numerous clubs and facilities for football, cricket, rugby, tennis, bowls, several gyms, a public sports centre, and a wealth of golf courses in the surrounding area.





welcome to Abstacle Hill, Tring

- Three Bedrooms
- Two Reception Rooms
- Utility Room
- Gardens
- Garage & Driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

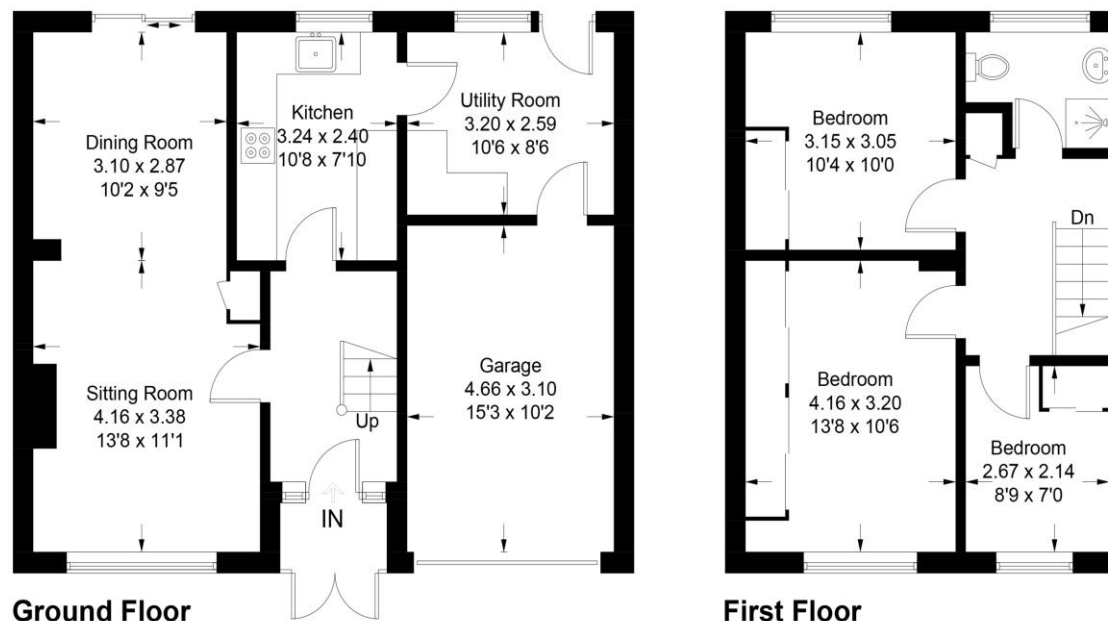
offers in excess of

£550,000

This beautifully presented three-bedroom semi-detached family home offers an abundance of light-filled living space set within a sought-after residential area.

Abstacle Hil

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft
(Including Garage)



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. (ID1320144)

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Property Reference:
TRG109037 - 0003

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