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Tring

OFFERS IN EXCESS OF £1,000,000



Temptation comes in many forms...

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Tring

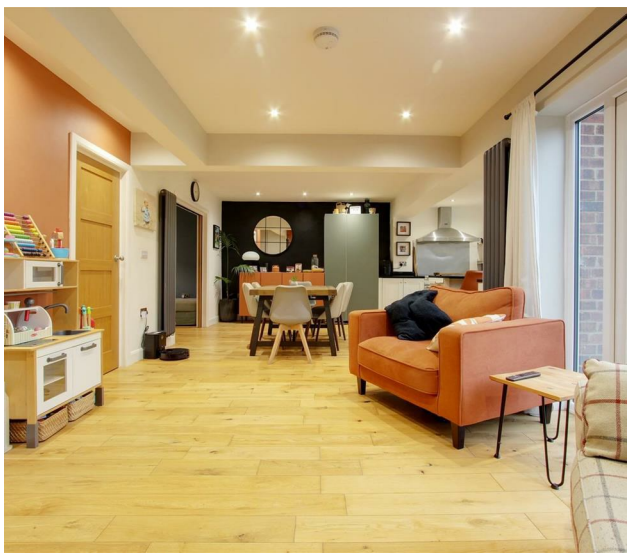
OFFERS IN EXCESS OF

£1,000,000

Rare to the market and positioned in a wonderful cul-de-sac location just off the sought after Grove Road. A detached family home of over 2300 sq ft with a wonderful 'L' shaped open plan kitchen/dining/family room complimented by a separate utility, living room, home office/playroom, 5 bedrooms and 2 bathrooms. Early enquiries essential to avoid missing out.







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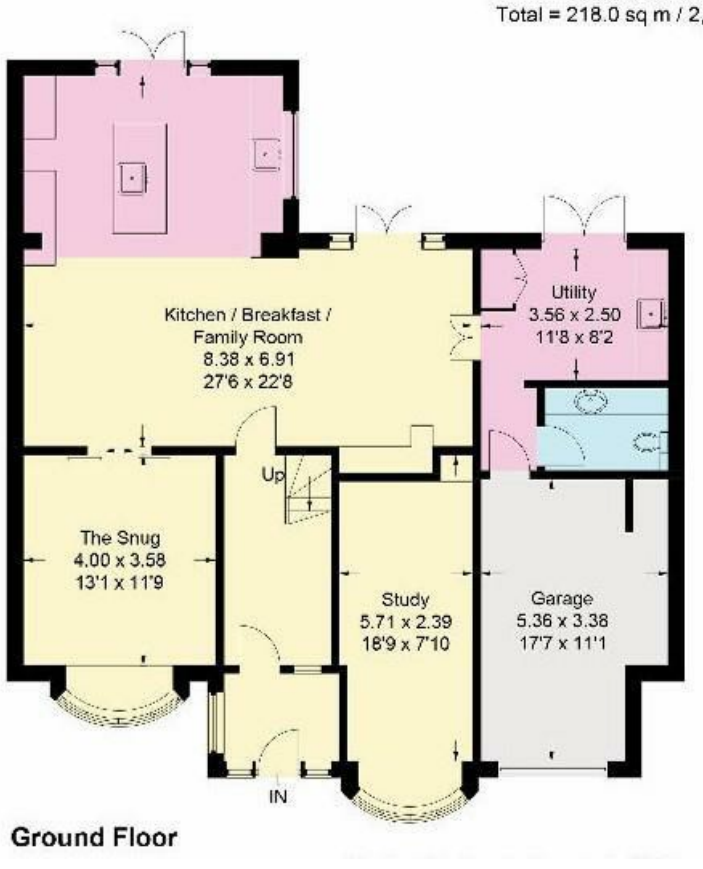
7 Hollyfield Close

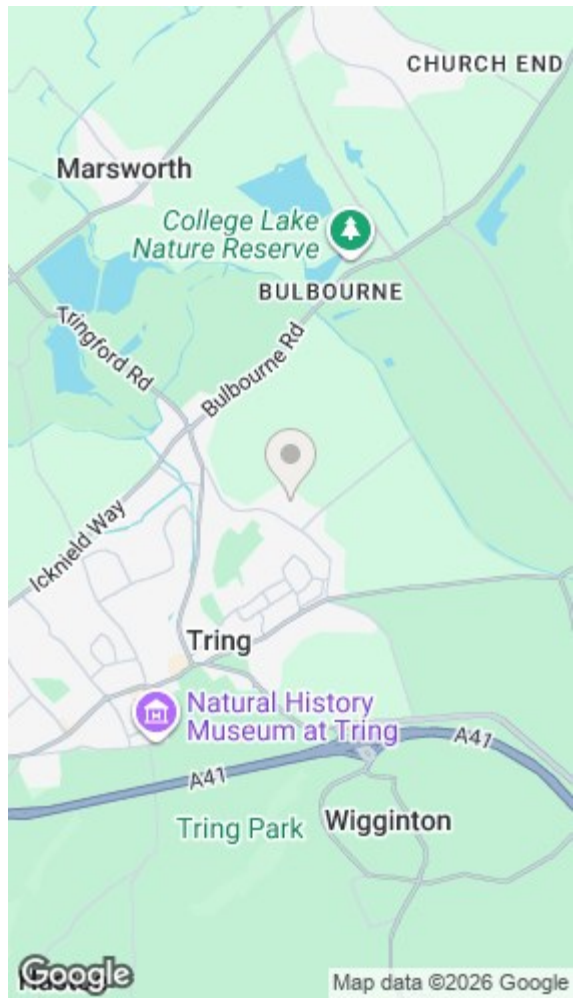
Approximate Gross Internal Area
Ground Floor = 123.8 sq m / 1,332 sq ft
First Floor = 94.2 sq m / 1,014 sq ft
Total = 218.0 sq m / 2,346 sq ft (Including Garage)

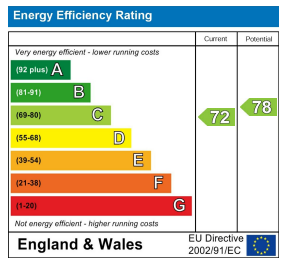


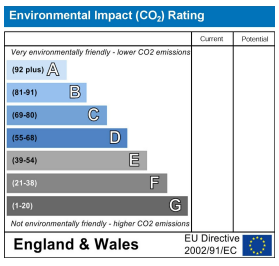
Ground Floor



First Floor







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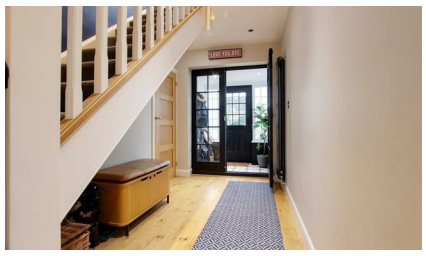
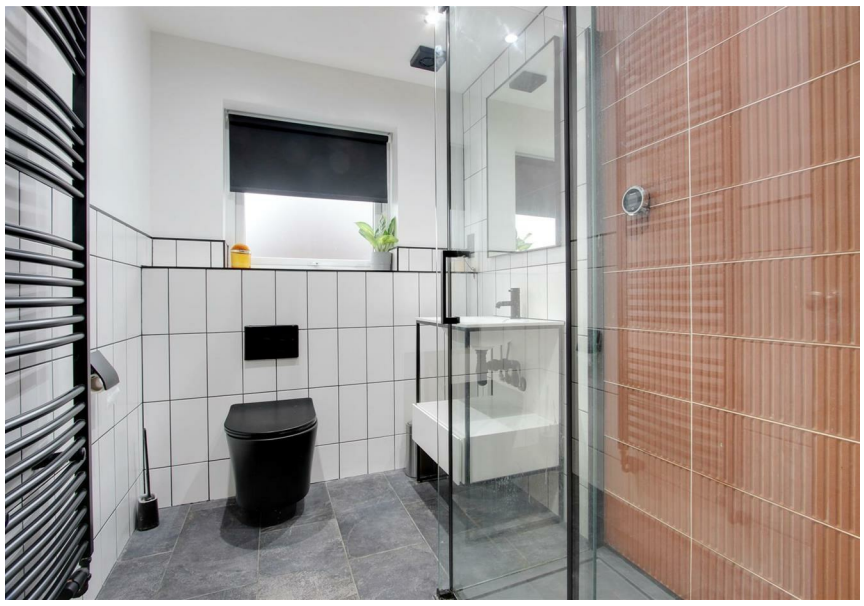




A rare chance to purchase a wonderful family home in a stunning cul-de-sac location.





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Ground Floor
Accessed via an entrance vestibule which leads to an inner hallway and immediately to the right is the study with a bay window to the front. The kitchen/breakfast/family room lies to the rear of the house and is the heart of this family home. The kitchen area has double doors opening to the rear garden and is well equipped with a recently installed range of units with granite worktops over and integrated appliances, along with a free standing central island. The breakfast/family room also has doors opening to the garden and provides a flexible space for a dining table and chairs, along with further casual seating.
Off the kitchen is the snug with a bay window and a log-burning stove and a separate, well-equipped utility room housing white goods with French doors opening to the garden. A guest cloakroom completes the ground floor accommodation.

First Floor
On the first floor the principal bedroom lies to the back of the house with a range of built-in wardrobes and double doors open to a large balcony with beautiful views over the surrounding countryside. property. There are a further 4 double bedrooms complimented by a refitted shower room and bathroom with four piece suite including separate shower and bath unit.

Outside
To the front of the house is an area of lawn and a paved driveway with parking for a number of cars, giving access to the integral garage and a side gate leading to the rear garden.
Immediately to the rear of the house is a paved terrace, ideal for outside entertaining and this leads directly onto a large level area of lawn. At the back of the garden in the right hand corner is a raised timber deck and secondary patio area. The whole garden area is enclosed on all sides by fencing. further storage can be found down one side of the property.

The Location
Hollyfield Close is a highly desirable cul-de-sac in Tring with beautiful views toward Ivinghoe Beacon and just 1.5 miles distance from the mainline railway station giving access to London Euston.

Tring Town
The property is situated in a sought after location and within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. Hollyfield Close is ideally placed to take advantage of all the countryside Tring has to offer.

Education In The Area
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

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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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