

Windmill Way, Tring HP23 4HQ

brown & merry





Windmill Way is a sought after street in the centre of Tring and is extremely popular for its convenient location close to schools and amenities. The High Street is only half a mile walk away. There are parks and playgrounds within short walking distance and countryside walks just around the corner. Built in the 1950's this popular style of property is well known for its light and airy rooms, large windows and spacious attics. The house stands behind an attractive block paved driveway which provides comfortable parking for three cars side by side. There is an electric socket and a side gate giving way to the rear.

Accommodation

The house has been extended and now offers over 1500 sqft of accommodation over two floors. The ground floor is arranged around an inviting hallway with a guest w/c and stairs to the first floor. The lounge is lovely and light with a large double glazed window to the front and has a feature Victorian style fireplace with a gas fire, and the study provides an excellent private space if working from home. The open plan kitchen at the rear of the property has become the hub of this home though, offering plenty of space to entertain family and guests for dinner and a spacious sitting area overlooking the rear garden. The kitchen area is fitted with plenty of cabinets and has a large gas range cooker and upright American fridge freezer. There is space for a dishwasher, and a separate utility room provides additional storage and space for the tumble dryer and washing machine. Upstairs are four bedrooms and a family bathroom. The principal bedroom has an en-suite and dressing area. The rear bedrooms look over the lovely rear garden and the front bedrooms glimpse the Chiltern Hill between the roof tops opposite.

However, it's the gardens that steal the show... over 100ft long the peaceful and secluded gardens are perfect for families, with a large patio for entertaining and huge lawn with flower beds.



Location

Windmill Way is a popular street less than half a mile from Tring's charming High Street which sees independently run shops, cafes and restaurants alongside well known High Street brands such as Marks & Spencer and Costa Coffee. The Farmers market in Church Square is held every Friday. Tring is surrounded by beautiful Chilterns countryside providing endless walks and the Grand Union Canal runs along the edge of town. Tring Park is an expansive green space of fields and woodland which hikers and dog walkers will make a bee line for. The train station offers a fast and frequent service to London Euston (approximately 38 minutes) as well as Milton Keynes and the north, making Tring a popular choice for commuters. The A41 dual carriageway can be joined at Tring, linking the M25 motorway at junction 20 giving convenient access to the London airports.

Tring offers a choice of infant and primary schools, and the recently modernised Tring Secondary School. There is also Tring School for the Performing Arts in town and further private education at Berkhamsted School five miles away. Sports enthusiasts will be glad to hear there is something for everyone; a public sports centre and several gyms, football, cricket, rugby, tennis and bowls clubs and an abundance of excellent golf courses in the nearby area.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









welcome to

Windmill Way, Tring

- 1950's four bedroom semi
- Open plan kitchen/dining/family room
- Large secluded gardens
- Scope to extend further (stp)
- Gas heating and double glazing

Tenure: Freehold EPC Rating: D
Council Tax Band: F

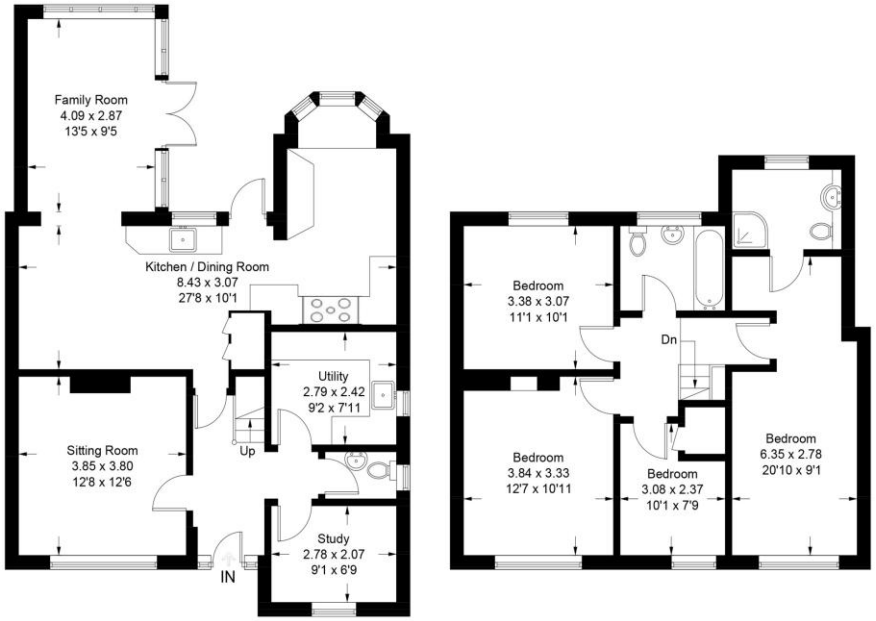
offers in the region of

£875,000

This 1950's semi-detached house occupies an enviable position on a sought after street in Tring, close to schools and amenities and within easy reach of the High Street shops and restaurants, and benefits from a large secluded rear garden and driveway for three cars side by side.

Windmill Way

Approximate Gross Internal Area = 142.7 sq m / 1536 sq ft



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. (ID1346588)

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The Property Ombudsman

Property Reference:
TRG109194 - 0006

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