

St Francis Close

Tring

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Offers In Excess Of £600,000

entrance hall | living room | kitchen/dining room | utility room | WC | first floor landing | master bedroom with ensuite shower | two further bedrooms | family bathroom | front & rear gardens | garden studio/office | single garage & driveway parking

Beautifully presented throughout, this stunning three bedroom family home comes with garage and parking and is situated a short walk away from town centre amenities.

Recently constructed, this stylish property includes a generous open-plan kitchen/dining room with french doors allowing access to the rear garden. Contemporary cabinetry includes integrated fridge/freezer, dishwasher, gas hob and electric oven. There is ample space to dine, plus the convenience of a separate utility room. The ground floor is completed by a spacious living room featuring window shutters, and a handy WC located off the entrance hall.

On the first floor, the master bedroom benefits from fitted wardrobes and a contemporary ensuite shower room. A further two bedrooms are served by the modern family bathroom.

Outside, there is the convenience of a garage and driveway parking to the front. The enclosed south-easterly facing rear garden features a paved terrace with attractively planted borders leading on to an area of lawn. This in turn steps down to a sheltered treed area. Situated in an elevated position, there are lovely views over to Tring Park. A terrific addition, the detached studio/office provides an ideal space for home-working.

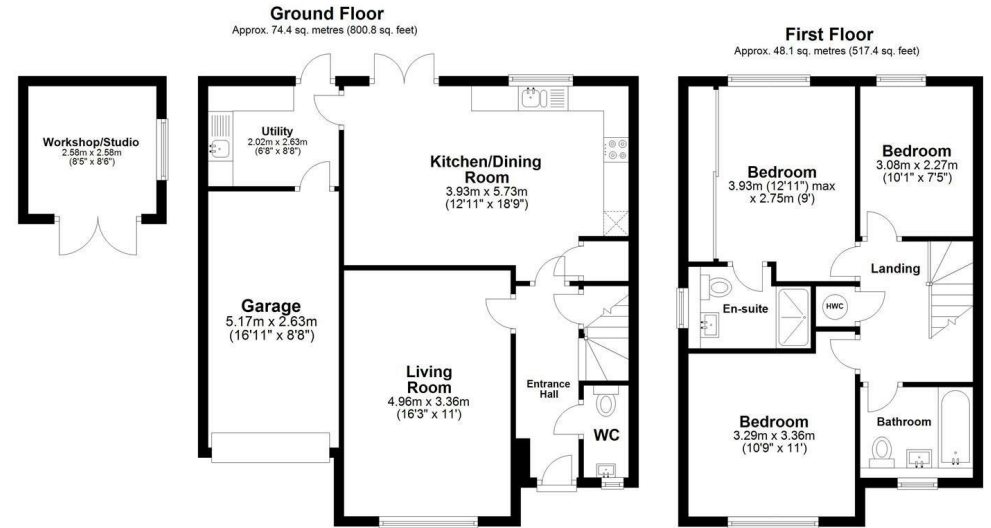
Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Fibre broadband. Council tax band E (Dacorum).

Situation

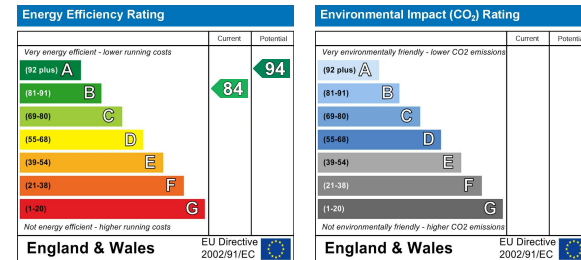
Tring, surrounded by attractive Chilterns countryside and close to the spectacular Dunstable Downs, is a historic market town offering an excellent range of shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25. The mainline station is around a five minute drive from the town centre and provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Total area: approx. 122.5 sq. metres (1318.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



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