



Thorntree Drive Tring HP23 4JE

# Thorntree Drive

## Tring HP23 4JE

£975,000 freehold

**Thorntree Drive is a highly sought after cul-de-sac in the very heart of Tring, close to all amenities, and is regarded as a perfect family environment. There are shops, highly rated primary and secondary schools, sports facilities and playgrounds all within walking distance and wonderful countryside walks nearby.**

The house itself has been extended and modernised to create excellent family accommodation.

Inside, the entrance porch opens to an entrance hall, with w/c and stairs rising to the first floor, which provides access to the reception rooms and kitchen family room.

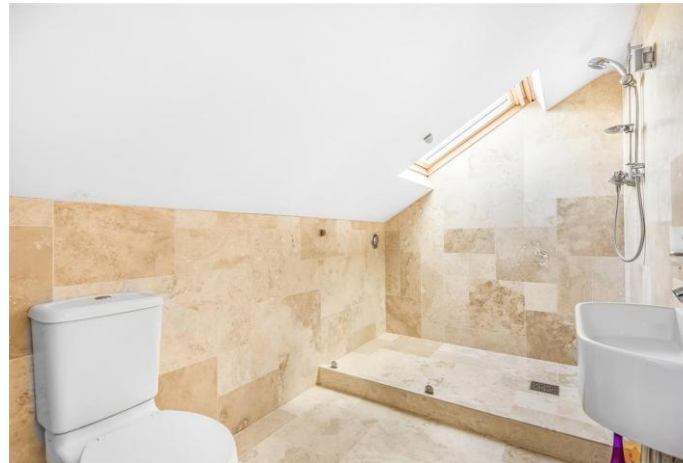
The impressive kitchen family room is an excellent space to entertain and is fitted with modern units complete with island and various fitted appliances. The large lounge looks onto the rear garden through bi-fold doors and the dining room is large enough for all occasions, with plenty of room for sofa or study area.

Upstairs are four double bedrooms and a stylishly appointed family bathroom. The master bedroom benefits from en-suite shower.

Outside, there is a gravelled driveway with shrub borders and a detached garage for two cars. Attached to the side of the garage is a timber shed for storage. A side gate provides convenient access to the rear garden which is secluded and is mainly laid to lawn with a large patio and summerhouse.

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.







Denotes restricted head height

## Thorntree Drive, Tring

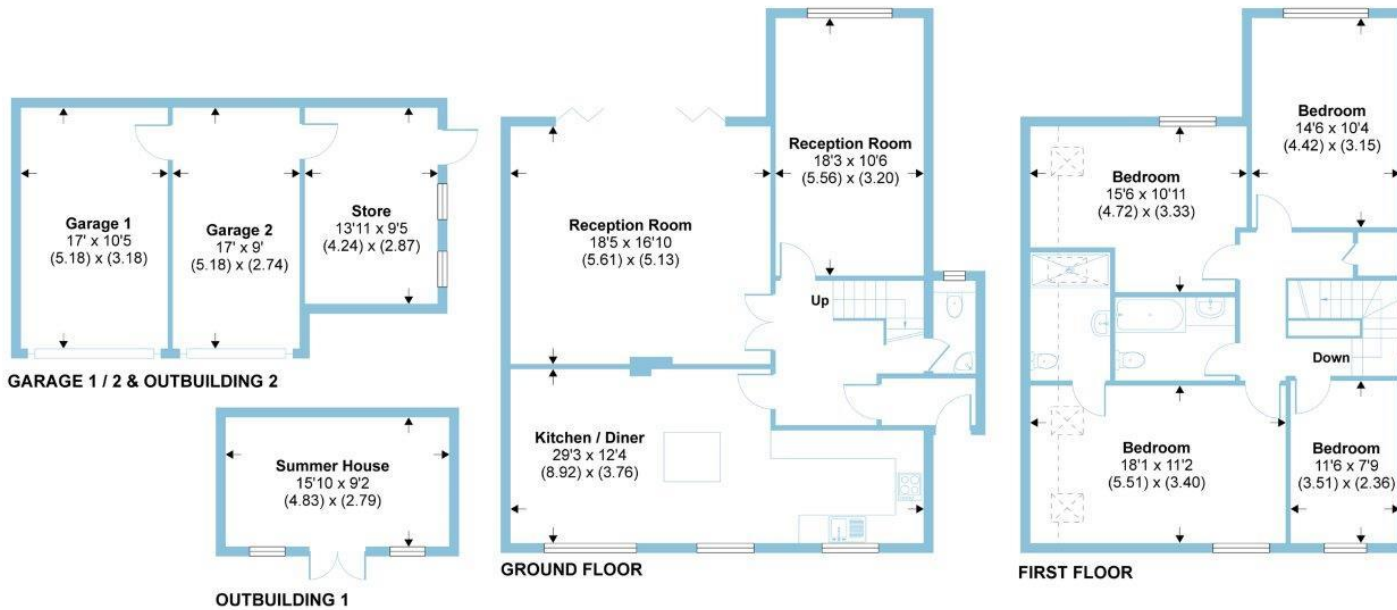
Approximate Area = 2106 sq ft / 196 sq m (includes garage)

Limited Use Area(s) = 59 sq ft / 5 sq m

Outbuilding = 276 sq ft / 26 sq m

Total = 2441 sq ft / 227 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Brown & Merry. REF: 711896



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