



Glendale

110 Grove Road, Tring, Hertfordshire HP23 5PA



Luxury living in Tring.

The perfect embodiment of modern family living, and set within beautifully mature gardens, Glendale House showcases the very best in luxury design.

Located on one of Tring's most coveted roads, and accessed via electric gates, this stylish home has been meticulously styled by the current owners, incorporating high-quality finishes such as oak detailing and underfloor heating to the ground floor.

Upon entry, the elegant hallway, finished in polished porcelain tiles, flows seamlessly into an expansive open-plan kitchen/family room. The kitchen is fully equipped with a suite of premium Bosch appliances, including a built-in coffee machine, double oven, microwave, and induction hob.

A central island provides additional workspace, while a cosy seating area, complete with a woodburning stove, offers the perfect spot to relax.

Double doors open into the dining room. Both the dining room and kitchen are further enhanced by bifold doors that lead out to a covered veranda, connecting the inside to the garden beautifully.

Offers In Excess Of : £1,650,000
Tenure: Freehold



In addition to the main living areas, the ground floor features a comfortable sitting room, a study, utility room, and cloakroom.

Upstairs, the property offers five well-proportioned bedrooms, three of which benefit from en suites. The principal suite is particularly impressive and features a walk-in wardrobe. A spacious family bathroom and a charming open reading area complete the upper floor.

The mature gardens surrounding the property are truly exceptional, offering a peaceful retreat with an abundance of established trees, including a willow and apple tree, as well as well-stocked borders.

The covered veranda provides an ideal space for year-round entertaining, while the separate uncovered seating area and barbecue zone take full advantage of the sun.

Additionally, a summer house, currently used as a gym, offers potential for a home office or studio. The rear garden extends approximately 190ft, while the whole plot totals 0.3 acre.

The property is accessed via electronic gates leading to a block-paved driveway, offering ample parking space for several vehicles, as well as a generously-sized garage.

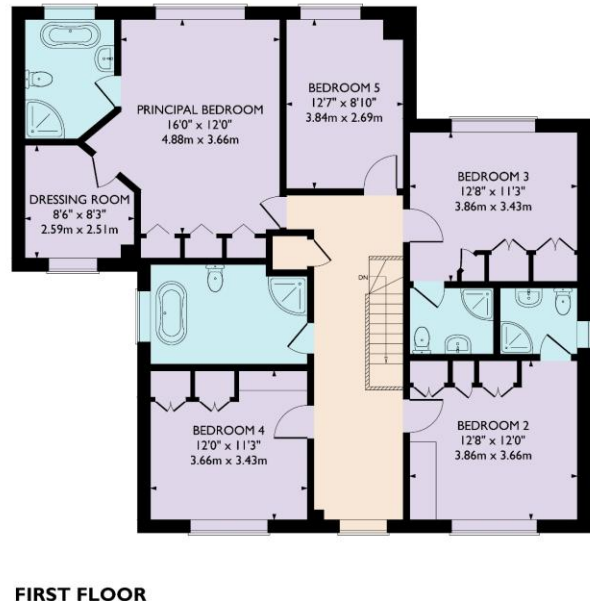
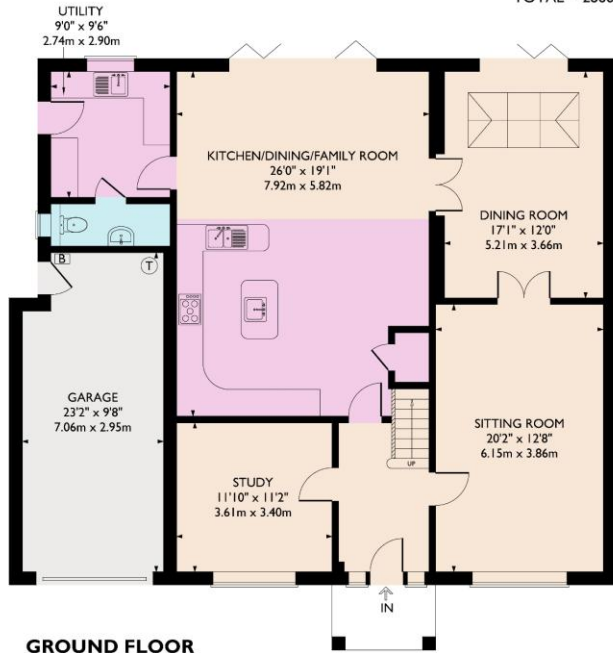


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APPROXIMATE GROSS INTERNAL AREA = 2619 SQ FT / 243 SQ M
 GARAGE = 247 SQ FT / 23 SQ M
 TOTAL = 2866 SQ FT / 266 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	90
EU Directive 2002/91/EC			

Council Tax Band: G

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