



## 100 Longfield Road

Tring, Hertfordshire HP23 4DE



## Refined, light-filled living.

This beautiful four bedroom Victorian house offers refined, light-filled interiors, together with an attractive rear garden of some 90ft in length.

Located on the town's coveted western quarter, this elegant home boasts a fine mix of period charm and modern day living, all beautifully presented. From the welcoming hallway, to the light, bright sitting room with wood burner and bay window, this lovely home has much to offer. The dining room is open-plan to the sitting room, and leads through to a high quality, well-appointed kitchen which measures an impressive 20ft. French doors lead out to the rear garden.

On the first floor, there are three bedrooms, two of which are spacious doubles, plus a stylish monochrome shower room. The second bedroom is particularly generous in size, and boasts two beautiful sash windows and built-in wardrobes. Up again to the second floor, the principal bedroom suite can be found. The sizeable bedroom features a twin aspect and features a Juliet balcony plus built-in wardrobes, while the adjacent en suite is very generously proportioned and boasts a freestanding bath and separate shower.

**Guide price:** £750,000  
**Tenure:** Freehold



The garden is wonderfully long and enjoys a south-easterly aspect. Beautifully maintained and laid to lawn, there is also a large decked seating area ideal for socialising outdoors and summer barbeques, plus a second sundown spot at the far end.

A good size storage shed, with electric and wifi, is situated at the far end, which has been converted into a garden cabin and store.



## Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, larger chains and a number of restaurants and artisan cafes.

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular train services to London Euston. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).



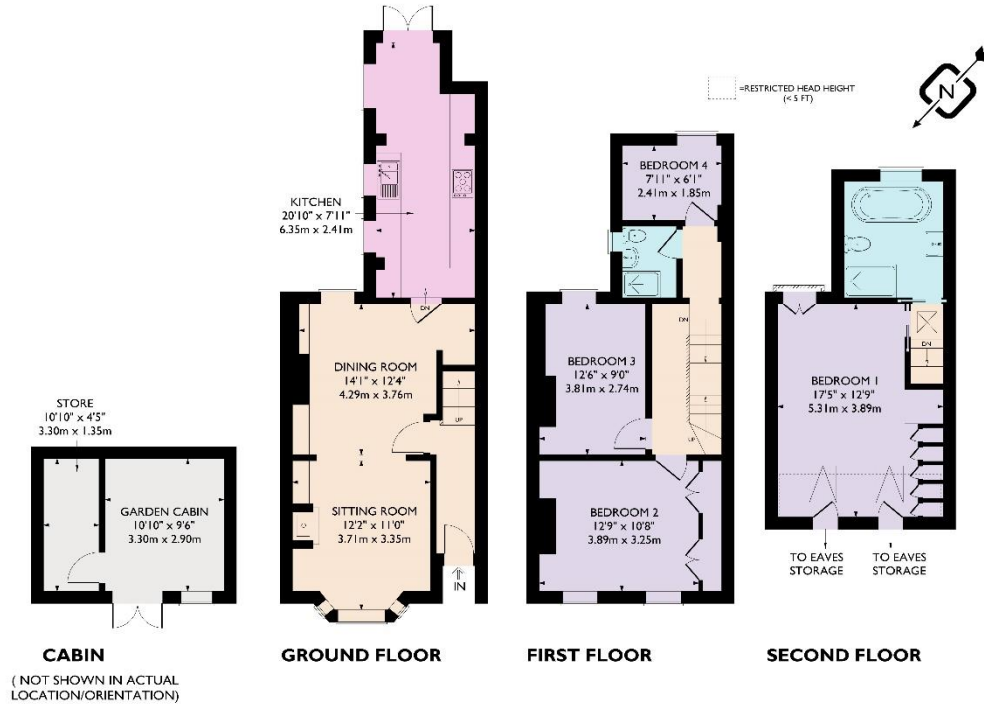
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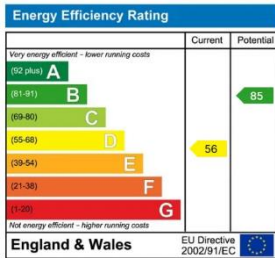


APPROXIMATE GROSS INTERNAL AREA = 1252 SQ FT / 116 SQ M  
(EXCLUDING GARDEN CABIN)



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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.



Council Tax Band: D

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