



2 Dublois Close

Tring, Hertfordshire HP23 4FY



A modern brick and flint beauty, with a home office.

This exceptional three-bedroom semi is nestled within a sought-after development on the edge of town, and offers the added benefits of a single garage and a contemporary garden office, perfect for modern living.

Upon entering, the welcoming hallway leads to a spacious sitting room, positioned to the front of the house.

The rear portion of the property is given over to a stylish kitchen/diner, fitted with high-quality appliances, including a 'Neff' induction hob and double oven.

With ample space for a family-sized dining table, this light-filled room benefits from French doors that open to the rear garden, providing a seamless connection to outdoor living.

A cloakroom and convenient coat storage complete the ground floor layout.

Guide price: £595,000
Tenure: Freehold



Upstairs, the landing provides access to three bedrooms, two of which are generously sized doubles.

The main bedroom features fitted wardrobes and an en suite shower room. The remaining bedrooms share a well-appointed family bathroom.

Externally, the front garden is bordered by mature shrubs and a path leading to the entrance.

The rear garden is predominantly laid to lawn, offering a private space for relaxation and entertaining, with a good-sized patio area and an additional gravelled seating space.

A standout feature of this property is the stylish 'Green Retreats' garden room, equipped with Ethernet and power, making it an ideal environment for working from home.

Additionally, the home benefits from a garage and driveway parking.

This property offers a rare opportunity to acquire a beautifully presented family home in a highly desirable location.



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).



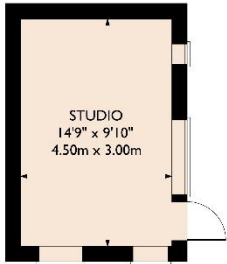
Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

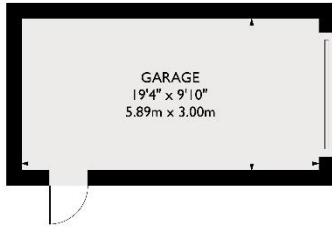
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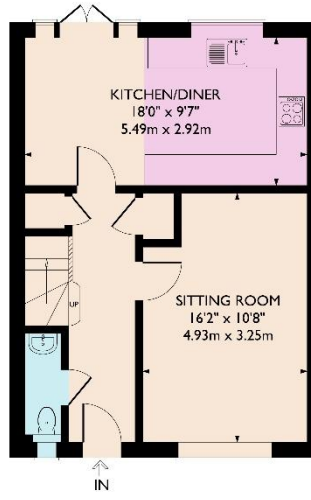
APPROXIMATE GROSS INTERNAL AREA = 963 SQ FT / 89 SQ M
 GARAGE = 190 SQ FT / 18 SQ M
 OUTBUILDING = 145 SQ FT / 13 SQ M
 TOTAL = 1298 SQ FT / 120 SQ M



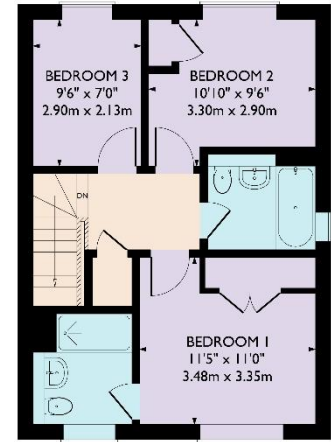
GARDEN CABIN
 (NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)



GARAGE
 (NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)



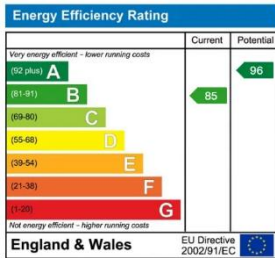
GROUND FLOOR



FIRST FLOOR

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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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