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Casa Nostra Longfield Road, Tring, HP23 4DQ

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Offers In Excess Of £800,000

- EXTENDED THREE BEDROOM DETACHED FAMILY HOME
- GENEROUS CORNER PLOT POSITION
- KITCHEN/BREAKFAST ROOM WITH SEPARATE DINING AREA
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- EXCELLENT OPPORTUNITY TO UPDATE AND PERSONALISE TO YOUR OWN TASTE
- PRIME RESIDENTIAL LOCATION IN TRING
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- GROUND FLOOR SHOWER ROOM AND HOME OFFICE
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND GARAGE
- INTERACTIVE VIRTUAL TOUR

Situated within one of Tring's most desirable residential locations, this extended three-bedroom detached family home occupies a generous corner plot and offers spacious, versatile accommodation with excellent potential for a new owner to further personalise and enhance to their own taste.

The property is entered via a welcoming entrance hall which leads through to a spacious lounge, featuring an attractive fireplace that creates a warm and inviting focal point. To the rear of the property, the kitchen/breakfast room is fitted with a range of wall and floor-mounted units with work surfaces over, providing ample storage and preparation space. A separate dining area offers the perfect setting for family meals and entertaining guests.

The ground floor accommodation is further complemented by a convenient shower room and a dedicated home office, ideal for those working remotely or requiring additional flexible living space.

The first-floor landing is notably spacious and provides access to three well-proportioned bedrooms. The main bedroom benefits from the added luxury of an en-suite shower room, while the remaining bedrooms are served by the family facilities.

Externally, the property continues to impress. Occupying a generous corner plot, the home enjoys an enclosed rear garden which is predominantly laid to lawn and features a patio seating area, ideal for outdoor dining and relaxation. Gated access leads to both the front and side gardens, enhancing practicality and convenience.

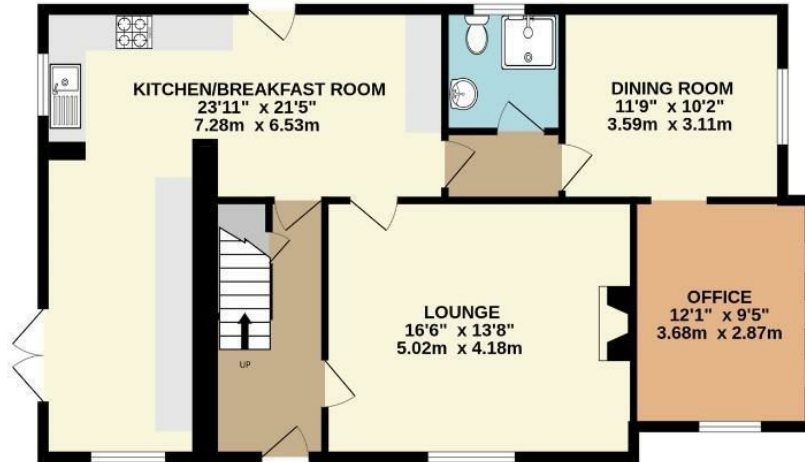
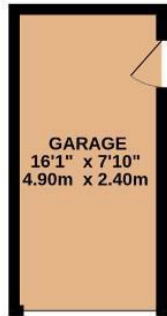
To the front, a driveway provides off-road parking for multiple vehicles and leads to the garage, offering additional storage or parking options.

While the property would benefit from some cosmetic updating, it presents a fantastic opportunity for purchasers to modernise and create a home tailored to their own style and requirements, all whilst enjoying an enviable position within this highly sought-after Tring location.

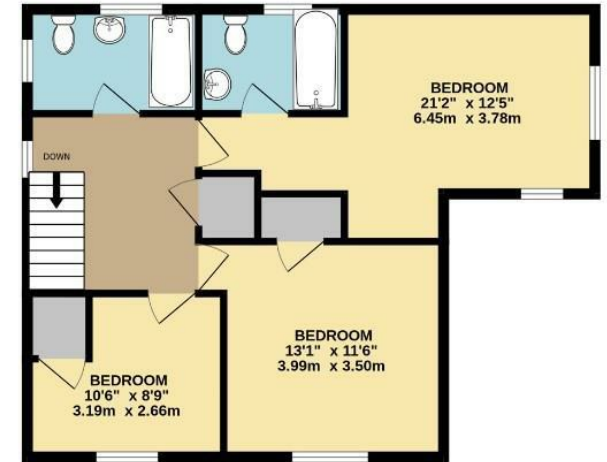
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GROUND FLOOR
1051 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1662 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	









