



HUNTERS[®]
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The Haven Aylesbury Road, Tring, HP23 4DH

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Offers In Excess Of £825,000

- ELEGANT FOUR BEDROOM VICTORIAN SEMI DETACHED VILLA
- PICTURESQUE VIEWS ACROSS COUNTRYSIDE AND ALLOTMENTS
- BAY FRONT LOUNGE WITH FEATURE OPEN FIREPLACE
- FOUR DOUBLE BEDROOMS WITH BAY WINDOW TO MAIN BEDROOM
- DRIVEWAY PARKING AND ENCLOSED REAR GARDEN WITH COVERED PATIO AREA
- LOCATED IN THE HISTORIC MARKET TOWN OF TRING
- CHARACTER FEATURES INCLUDING FIREPLACES, COVING AND DADO RAILS
- SPACIOUS KITCHEN/DINING ROOM WITH STONE WORKTOPS
- CELLAR IDEAL FOR STORAGE
- INTERACTIVE VIRTUAL TOUR

Located in the historic market town of Tring, this elegant four bedroom Victorian semi-detached villa enjoys picturesque views across the surrounding countryside and nearby allotments, while offering a wonderful blend of period charm and modern convenience.

The property is rich in character, showcasing many original features including fireplaces, decorative coving and dado rails, all complemented by modern UPVC sash style windows that maintain the home's traditional aesthetic.

Upon entering the property, you are welcomed by a spacious hallway that leads to the main reception rooms. The lounge is a beautiful and inviting space, enhanced by a bay front sash window that fills the room with natural light, alongside a feature open fireplace that adds warmth and character. A further reception room provides additional living or dining space and also benefits from a charming fireplace, making it an ideal room for relaxing or entertaining.

To the rear of the property is the kitchen/dining room, fitted with an array of storage cupboards complemented by elegant stone worktops. This characterful space provides ample room for both cooking and dining, making it a natural hub of the home. A convenient ground floor cloakroom completes the accommodation on this level.

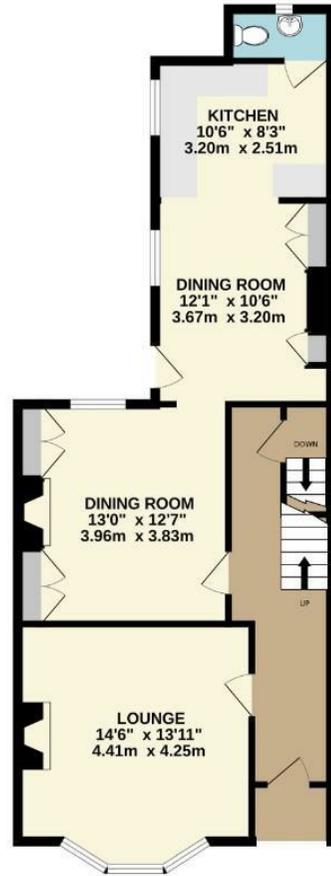
The first floor landing leads to four generous double bedrooms, offering excellent space for family living. The principal bedroom enjoys a bay front window, creating a bright and impressive room. A family bathroom serves the remaining bedrooms.

Additional practical space is provided by a cellar accessed from the entrance hall, ideal for storage.

Externally, the property benefits from a gravelled front driveway providing off road parking for multiple vehicles. The enclosed rear garden is mainly laid to lawn and features a covered patio seating area, perfect for outdoor dining and entertaining, along with gated access to the driveway.

Tring offers a vibrant community with a wide variety of independent shops, cafés and restaurants, all set amongst beautiful rolling countryside. Excellent schooling is available locally including Tring Park School for the Performing Arts, Goldfield Infants' and Nursery School and Tring School, along with nearby grammar schools. The town is also well connected, with Tring railway station providing direct and frequent services to London Euston and Birmingham, making it ideal for commuters.

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (132.0 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	







