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Birchwood Longfield Road, Tring, HP23 4DO

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## Guide Price £800,000

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
- STUNNING OPEN-PLAN KITCHEN, DINING & FAMILY ROOM WITH BI-FOLDING DOORS
- SPACIOUS LOUNGE WITH BAY WINDOW & FEATURE FIREPLACE
- HOME OFFICE & GROUND FLOOR CLOAKROOM – IDEAL FOR MODERN FAMILY LIVING
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SITUATED WITHIN ONE OF TRING'S MOST SOUGHT-AFTER RESIDENTIAL LOCATIONS
- LUXURY KITCHEN WITH STONE WORKTOPS, CENTRAL ISLAND & INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE, PLUS FOUR-PIECE FAMILY BATHROOM & SECOND FLOOR SHOWER ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH COMPOSITE DECKING, SECLUDED PATIO & MATURE PLANTING
- INTERACTIVE VIRTUAL TOUR

Situated within one of Tring's most sought-after residential locations, this exceptional four-bedroom detached family home has been thoughtfully designed to provide stylish, contemporary living, perfectly suited to modern family life. Combining generous proportions with an outstanding open-plan layout, the property offers a wonderful balance of elegant reception space and practical everyday living. This beautiful property comes to the market with no onward.

A welcoming entrance hall creates an immediate sense of space, with stairs rising to the first-floor landing. To the front of the property, the beautifully presented living room enjoys a large bay window that floods the room with natural light, whilst a feature fireplace provides an attractive focal point and a warm, inviting atmosphere.

Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and family room. Designed with both entertaining and family living in mind, this exceptional space features an extensive range of contemporary floor and wall mounted units, complemented by luxurious stone worktops and a matching central island, providing both additional preparation space and informal seating. A comprehensive range of integrated appliances ensures a sleek finish, whilst bi-folding doors seamlessly connect the interior with the rear garden. A large skylight enhances the room further, filling the space with natural light and creating a bright, airy environment throughout the day.

The ground floor also benefits from a dedicated home office, ideal for those working remotely, together with a modern cloakroom.

The first-floor landing provides access to two generous double bedrooms, including the impressive principal suite which benefits from a contemporary en-suite shower room. A luxurious four-piece family bathroom serves this floor, featuring both a bath and separate shower.

The second floor continues the spacious accommodation with two further well-proportioned double bedrooms, making the home ideal for growing families or visiting guests. These bedrooms are complemented by a modern shower room, providing flexibility and convenience across all three floors.

Externally, the beautifully maintained rear garden has been thoughtfully landscaped to create a wonderful outdoor space. Predominantly laid to lawn, it features an attractive composite decked seating area, perfect for al fresco dining and entertaining, alongside a secluded patio tucked away amongst mature trees and well-stocked flower beds, creating a peaceful and private setting.

To the front, the property benefits from driveway parking for multiple vehicles, completing this outstanding family home.

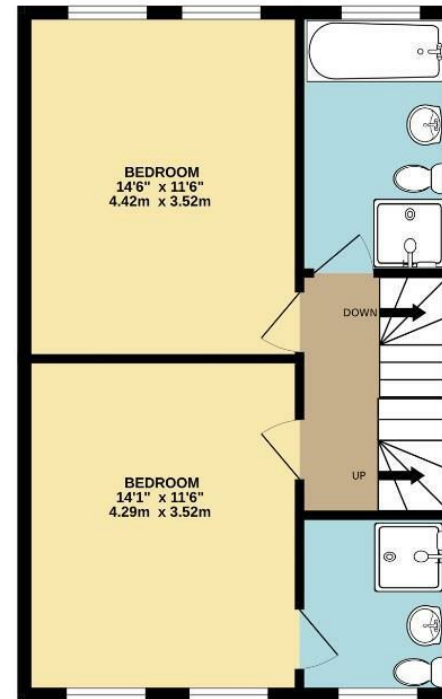
Occupying an enviable position within easy reach of Tring's highly regarded schools, picturesque countryside walks, local amenities and excellent transport links into London, this superb home offers an exceptional opportunity to acquire a substantial family residence in one of the town's most prestigious locations.



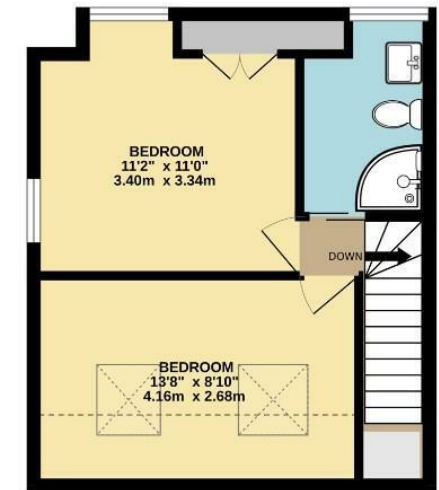
GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 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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