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5 Gwynne Close, Tring, HP23 5EN

# 5 Gwynne Close, Tring, HP23 5EN

Guide Price £450,000

- EXTENDED THREE BEDROOM FAMILY HOME
- BRIGHT AND SPACIOUS LOUNGE WITH STAIRS TO FIRST FLOOR
- MODERN KITCHEN WITH FLOOR AND WALL MOUNTED UNITS
- THREE BEDROOMS WITH TWO GENEROUS DOUBLE ROOMS
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND ACCESS TO GARAGE
- PRIME LOCATION WITHIN THE MARKET TOWN OF TRING
- SEPARATE FAMILY ROOM OFFERING FLEXIBLE LIVING SPACE
- DINING ROOM WITH BI-FOLDING DOORS FROM THE KITCHEN
- ENCLOSED REAR GARDEN WITH PATIO SEATING AREA
- INTERACTIVE VIRTUAL TOUR

Situated within a prime and highly sought-after location in Tring, this extended three bedroom family home offers spacious and versatile accommodation, ideal for modern living.

Entry is via a welcoming entrance porch that leads into the bright and airy lounge, a comfortable living space with stairs rising to the first floor landing. The ground floor provides excellent flexibility with a separate family room, perfect as an additional sitting room, playroom or home office.

The modern kitchen is well appointed and fitted with an array of floor and wall mounted units offering ample storage and worktop space. Bi-folding doors open into the dining room, creating a sociable and flowing layout that is ideal for both everyday living and entertaining. A convenient ground floor cloakroom completes the accommodation on this level.

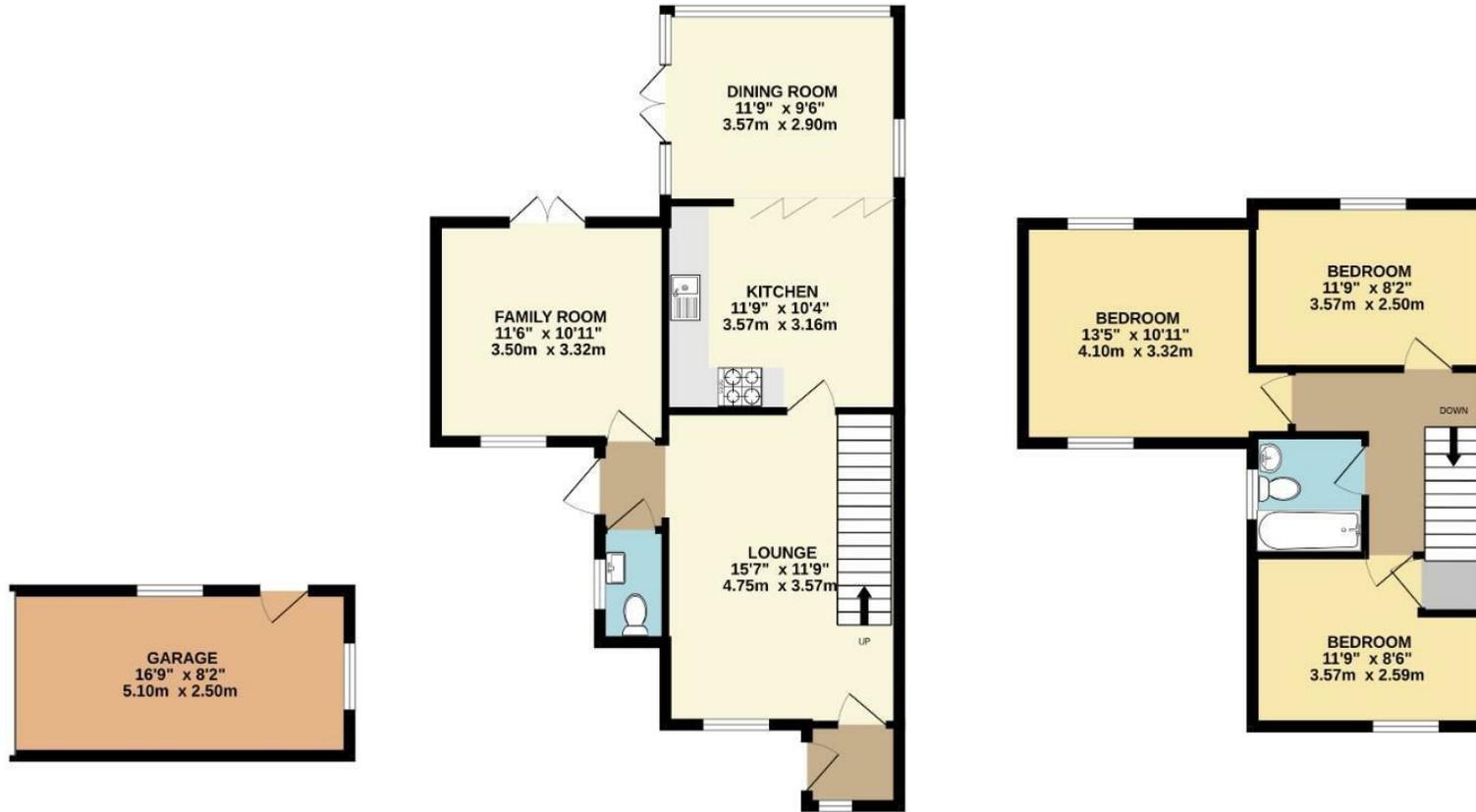
The first floor landing leads to three bedrooms, two of which are well proportioned double rooms, along with a family bathroom serving the floor.

Externally, the property benefits from driveway parking to the front providing off road parking for multiple vehicles, along with access to the garage. The enclosed rear garden is mainly laid to lawn and features a patio seating area, creating a pleasant outdoor space for relaxing or entertaining.

Tring is a charming market town surrounded by beautiful countryside and offers a wide selection of independent shops, cafés and restaurants, as well as excellent schooling and transport links. Tring railway station provides convenient connections to London Euston and Birmingham, making the town particularly popular with commuters.

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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			
		69	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	







