



brown & merry

Okeford End is a development of two elegant family homes with a gated entrance and fantastic views. In addition to being situated in a peaceful traffic free location, these impressive properties are ideally located close to the centre of Tring within comfortable walking distance of schools, shops and the High Street café's and restaurants.

STUNNING KITCHEN/DINING FAMILY ROOM * UTILITY ROOM * THREE FURTHER RECEPTION ROOMS * GUEST W/C * FIVE DOUBLE BEDROOMS * ENSUITE & DRESSING ROOM TO MASTER BEDROOM * ENSUITE TO GUEST BEDROOM * FAMILY BATHROOM WITH SEPARATE SHOWER * APPROX 400 SQFT FULLY BOARDED LOFT DESIGNED FOR SIMPLE CONVERSION* LARGE SECLUDED SOUTH/WEST FACING GARDENS * DETACHED DOUBLE GARAGE *

KITCHEN

The kitchen is the heart of this modern home and as such, is finished to a high standard of design and fitting. The specification includes Shaker units in the kitchen supplied and fitted by Kitchen Art of Farnham Common (main units in Strong White/ island units in Green Smoke/ internal carcase in Natural Oak); Quartz worktops in Tuscany White. Integrated appliances include two Neff electric fan ovens, Neff induction hob with Neff extractor canopy, Neff dishwasher, Neff full height fridge and Siemens full height freezer. There is a one and a half bowl stainless steel under mounted sink unit with mixer tap. The kitchen floors are finished with attractive Sun bleached Oak Herringbone from Amtico with underfloor heating and the smooth finish ceilings with low energy LED spot lights.

UTILITY

A generously proportioned utility room is fitted with matching units and worktops with a sink and water softener. A personal door opens from the garden giving a practical entrance for muddy dogs and children.

BATHROOMS, ENSUITES AND CLOAKROOM

All of the bathrooms stylishly tiled to complement the sanitary ware by Duravit, Hans Grohe and are fitted with heated towel rails and ceramic tiled floors with underfloor heating.





LOCATION

Tring is a vibrant and characterful market town at the foot of the Chiltern Hills and is surrounded by wonderful countryside and woodland. Many of Tring's amenities are within walking distance of Okeford End, including Tring Rugby Club, Cricket Ground, Tring Leisure Centre. Tring offers day to day amenities with thriving a High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Marks & Spencer and Costa Coffee among others.

This area is renowned for its choice of excellent schooling, including Berkhamsted School, an independent school for boys and girls aged 3-18 years, and Tring school for the performing arts, an independent co-educational school specializing in dance.

Tring Station provides a frequent service to London Euston in approximately 40 minutes. The M25 (J20) is around 15 minutes' drive along the A41 providing excellent access to London Airports.

THE FINISHING TOUCHES

- Ashwell Agate Grey front door by The English Door Company
- Electrically operated garage door in Agate Grey
- Garage wired for electric car charger
- PVCu woodgrain effect windows
- Aluminium bi-fold doors
- Solid concrete floors to ground and first floors
- Viessmann Vitodens gas fired boiler
- Underfloor heating to ground and first floors
- Fully boarded, plastered and decorated and carpeted loft with radiators, sockets and plumbing for a bathroom to be installed if desired.
- Amtico Sun Bleached Oak Herringbone flooring (Hall, cloak room, study, kitchen and utility)
- Cormar Sensations New Feeling Carpet (all other principle reception rooms)
- Wood burning stove to lounge fireplace
- Fully wired Cat 5 with data points in all principle reception rooms
- WiFi Live and enabled with integrated 'boosters' in various rooms
- Broadband router in place ready for connection
- SkyQ dish mounted and ready for connection (in comms cupboard)
- Wireless alarm (ready for connection to a monitoring station/police if required)



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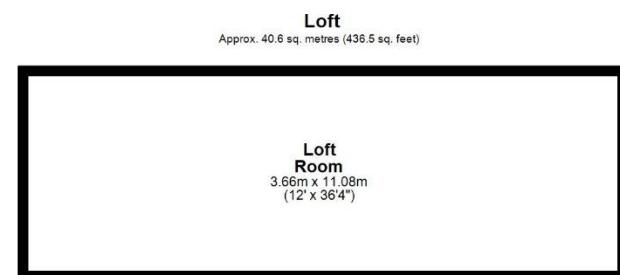
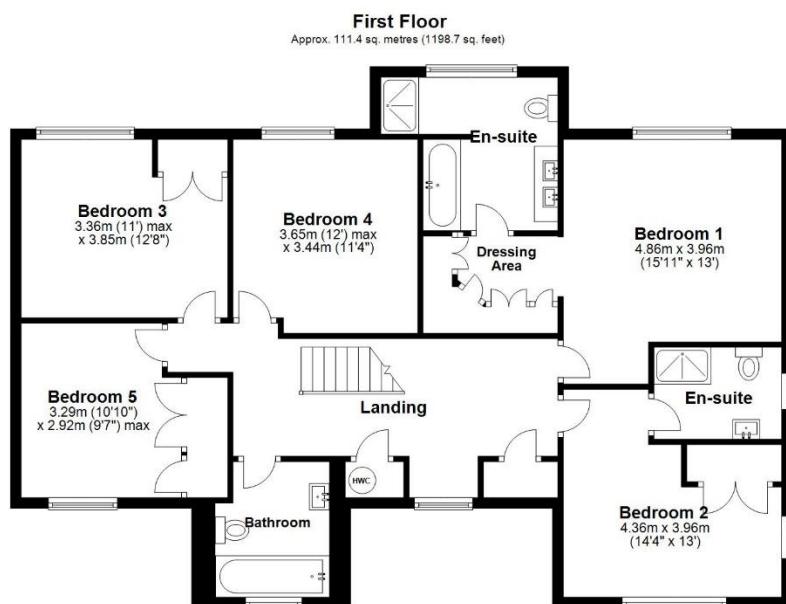
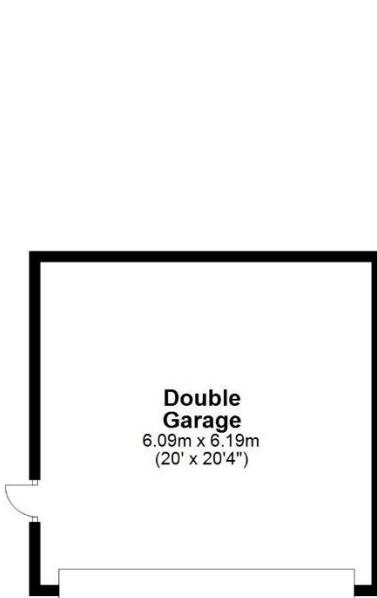
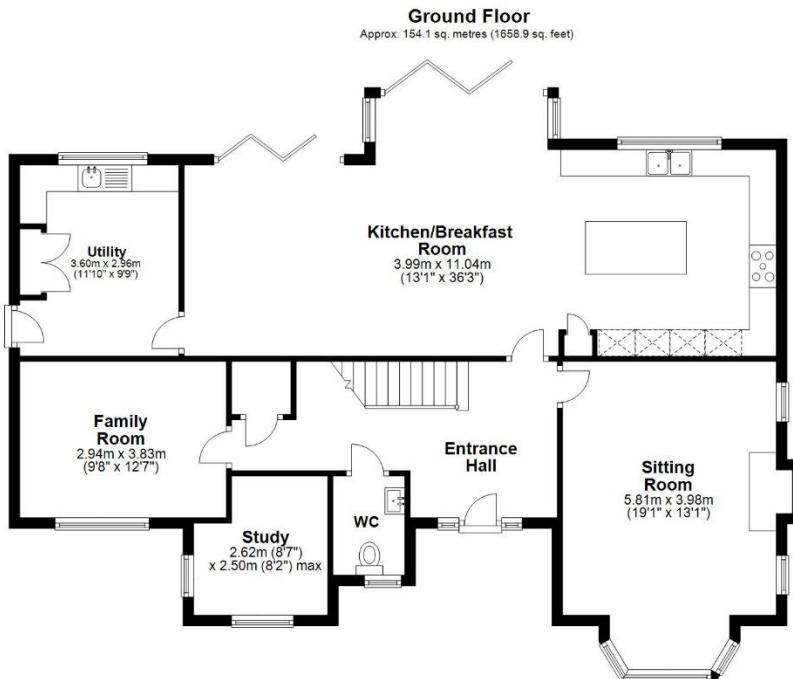
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EPC - B



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





Total area: approx. 306.0 sq. metres (3294.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.