



KING STREET, TRING HP23 6BE

# KING STREET, TRING, HERTS HP23 6BE

Offers in excess of **£360,000** FREEHOLD

**A pretty, Victorian cottage in the conservation area of Tring, within easy walking distance of the High Street shops and restaurants**

This lovely character cottage is ideally situated close to the very centre of Tring in the conservation area, just a short walk to the High Street shops and restaurants.

The cottage is set behind a walled front garden with a pathway to the front door opening into a porch. The living room features an open fire and a feature beam. Beyond the lounge is a dining room which is open plan to the kitchen....perfect for entertaining. There is a dishwasher, washing machine cooker and fridge freezer and further storage under the stairs. A door from the kitchen leads conveniently into the attractively landscaped south facing rear garden. A bathroom completes the ground floor. Upstairs are two good size bedrooms.

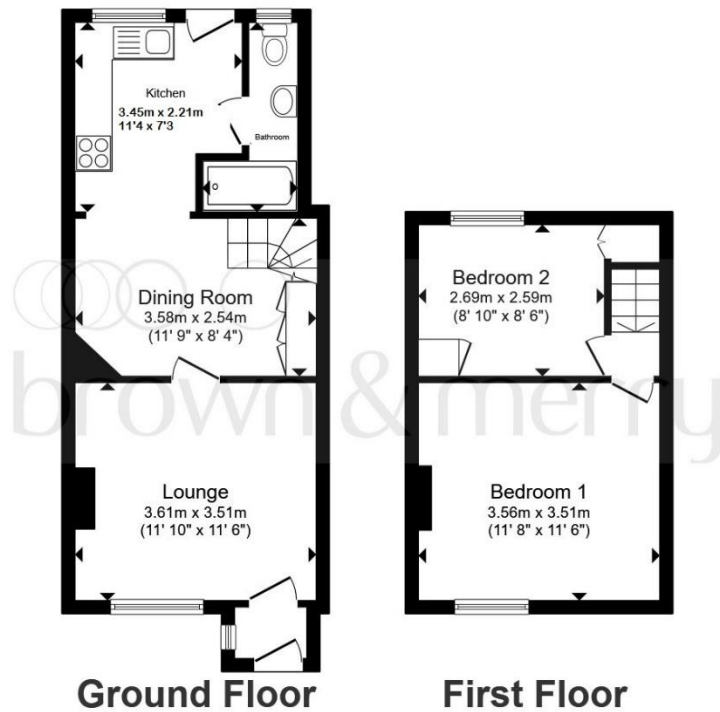
The rear garden is a sun trap and with raised beds and garden seating. There is a brick out building behind and an additional brick bin store.

King Street is a sought after location within the Tring Triangle (the original part of Tring and conservation area) and just a very short walk to the charming High Street which sees independently run shops, cafes and restaurants alongside well known High Street brands such as Marks & Spencer and Costa Coffee. The Charter market in Church Square is held every Friday and the Farmers Market every 2<sup>nd</sup> and 4<sup>th</sup> Saturday. Tring is surrounded by beautiful Chilterns countryside providing endless walks and the Grand Union Canal runs along the edge of town. Tring Park is an expansive green space of fields and woodland which hikers and dog walkers will make a bee line for. The train station offers a fast and frequent service to London Euston (approximately 38 minutes) as well as Milton Keynes and the north, making Tring a popular choice for commuters. The A41 dual carriageway can be joined at Tring, linking the M25 motorway at junction 20 giving convenient access to the London airports.

Tring offers a choice of infant and primary schools, and the recently modernised Tring Secondary School. There is also Tring School for the Performing Arts in town and further private education at Berkhamsted School five miles away. Sports enthusiasts will be glad to hear there is something for everyone; a public sports centre and several gyms, football, cricket, rugby, tennis and bowls clubs and an abundance of excellent golf courses in the nearby area.







Total floor area 59.6 m<sup>2</sup> (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC rating – tba Council Tax Band - C

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- > Two bedrooms
- > Two reception rooms
- > Pretty period cottage
- > Located in the conservation area
- > Gardens to the front and rear
- > Easy walking distance of town centre
- > Gas heating