



**Bromley, Long Marston Tring HP23 4QU**



This property offers versatile and bright accommodation throughout, the downstairs accommodation comprises of two reception rooms, conservatory and kitchen, both reception rooms are bright and generous in size. On the first floor there are three bedrooms and a bathroom.

The covered pathway leads to an outbuilding which is currently used as a utility/ boot room with separate doors opening onto the kitchen and rear garden. The rear garden is certainly a feature of this lovely family home, with a spacious patio area opening onto a generous lawn area with mature hedging and trees. The front garden is partially laid to lawn with mature hedging and driveway providing parking for several vehicles.

#### Location

Long Marston is a Hertfordshire village close to the borders of Buckinghamshire, close to the Chiltern Hills, and is about three-and-a-half miles from Tring with its shopping centre and other facilities. For the commuter there are mainline stations at both Tring & Cheddington giving a service to Euston taking between 40 & 45 minutes. The town of Tring is by-passed by the A41 giving direct access to Berkhamsted, Hemel Hempstead and the M25 at Kings Langley. Long Marston is a delightful village situated in the northwest corner of Hertfordshire with a local church, pub and a popular junior school, cricket club and is surrounded by glorious countryside. There is a newly opened café and talk of a shop opening soon (to be confirmed). The historic market towns of Tring and Berkhamsted provide a variety of quality shops, restaurants. For those commuting to London, Euston may be reached in about 45 minutes from Cheddington Station or about 40 minutes from Tring Station. The A41 bypass to the south of Tring provides easy access to the M25 (J20). Long Marston provides a popular nursery/junior school whilst Tring and Berkhamsted provide schools for all age groups including the renowned Berkhamsted Collegiate and Tring Arts Educational School. Aylesbury town offers Grammar and High schools for both boys and girls. There are direct bus services to Tring and the Grammar schools.

#### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change





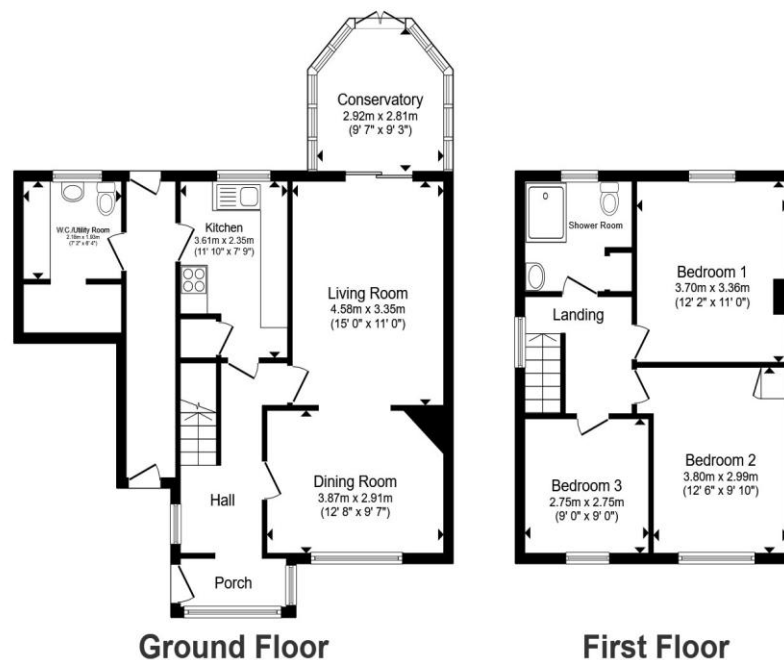
## welcome to Bromley, Long Marston Tring

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Three Bedrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price  
**£400,000**

\* AUCTION ENDING 23rd JUNE! \* A three-bedroom semi-detached family home requiring updating and situated on a quiet cul de sac location with no onward chain.



Total floor area 113.7 m<sup>2</sup> (1,224 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.propertybox.io](http://www.propertybox.io)



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Property Reference:  
TRG108968 - 0003

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