



Windmill Way, Tring Hertfordshire HP23 4HH



Windmill way is a sought after street in the centre of Tring and is extremely popular for its convenient location close to schools and amenities. The High Street is only half a mile walk away. There are parks and playgrounds within short walking distance and countryside walks just around the corner. Built in the 1950's this popular style of property is well known for its light and airy rooms, large windows and spacious attics. However, it's the gardens that steal the show... well over 100ft long the peaceful and secluded gardens offer something for everyone. There is a large lawn with flower and shrub beds and the rear would be perfect for a vegetable garden or play area, depending on your requirements. The property stands behind a generous front garden with a driveway leading to the garage. A side gate provides access to the rear. The accommodation briefly comprises: entrance porch, hall, lounge, dining room, kitchen, lean-to conservatory and garden room, w/c, utility, office (rear half of the garage with the front half retained for storage). Upstairs are three big bright bedrooms and a modern bathroom suite.

Many of the properties have been extended to the side, rear and even into the attic space and there is much potential (stp) here too.





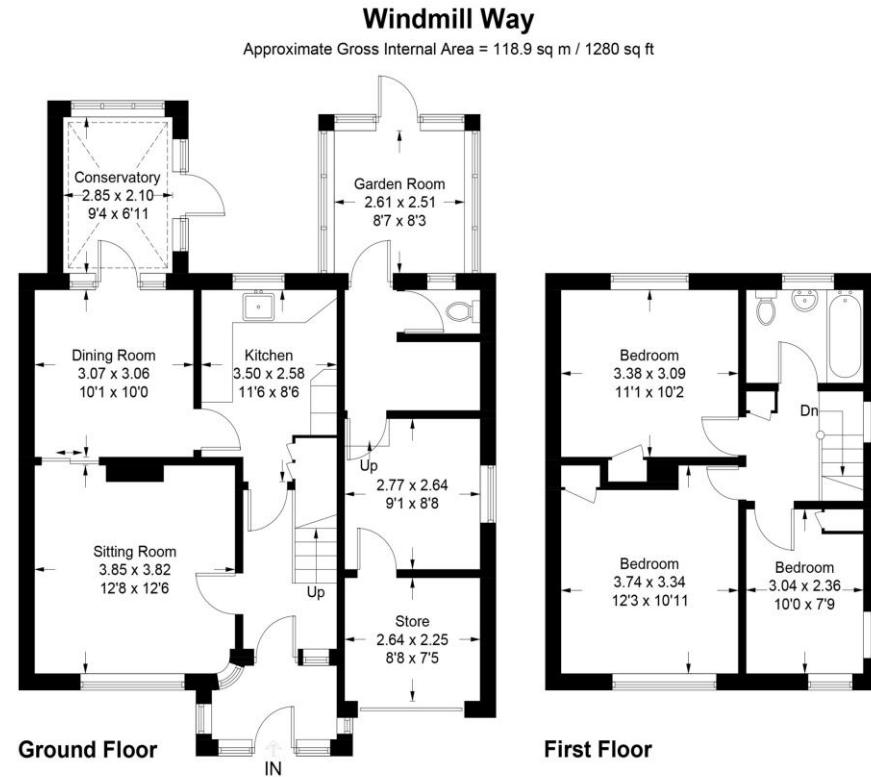
welcome to Windmill Way, Tring

- 1950's three bedroom semi
- Very large gardens
- Excellent scope to extend (stp)
- Gas heating and double glazing
- Close to schools and amenities

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£675,000

This 1950's semi-detached house occupies an enviable position on a sought after street in Tring, close to schools and amenities and within easy reach of the High Street shops and restaurants. There is excellent scope to extend to create your ideal family home (stp).



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1309015)

check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG109007 - 0002

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.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk