



High Street, TRING HP23 4AF



This conveniently located property that was completed early this year consists of an open plan kitchen living area. The kitchen boasts plenty of cupboard and worktop space and includes integral appliances. A downstairs cloakroom completes the ground floor accommodation.

Upstairs there's are two bedrooms and a family bathroom that comprises walk in shower, WC and wash hand basin.

Outside you'll find a low maintenance rear garden, a great place to socialise and dine in the summer months. You also have the benefit of driveway parking to the side of the property.

Excellent transport links make commuting to London and other nearby towns easy, with Tring station just a short drive away.

Location

The town is known for its historic charm, offering a blend of picturesque surroundings and modern conveniences. Tring is an attractive market town on the northern edge of the Chilterns with a charming, characterful High Street, and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





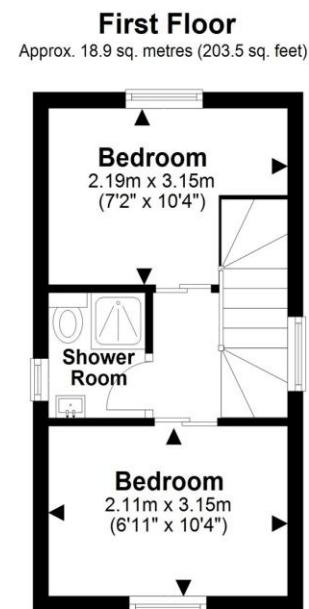
welcome to High Street, TRING

- Town centre location
- Detached
- Two bedrooms
- Driveway parking
- Private rear garden

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

£425,000

Brown & Merry are delighted to present this two bedroom detached property nestled in the heart of Tring. A rare opportunity to own this detached property with parking in one of Hertfordshire's most sought-after market towns. Offered to the market with no onward chain.



Total area: approx. 42.8 sq. metres (460.9 sq. feet)

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

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Property Reference:
TRG108950 - 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.



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