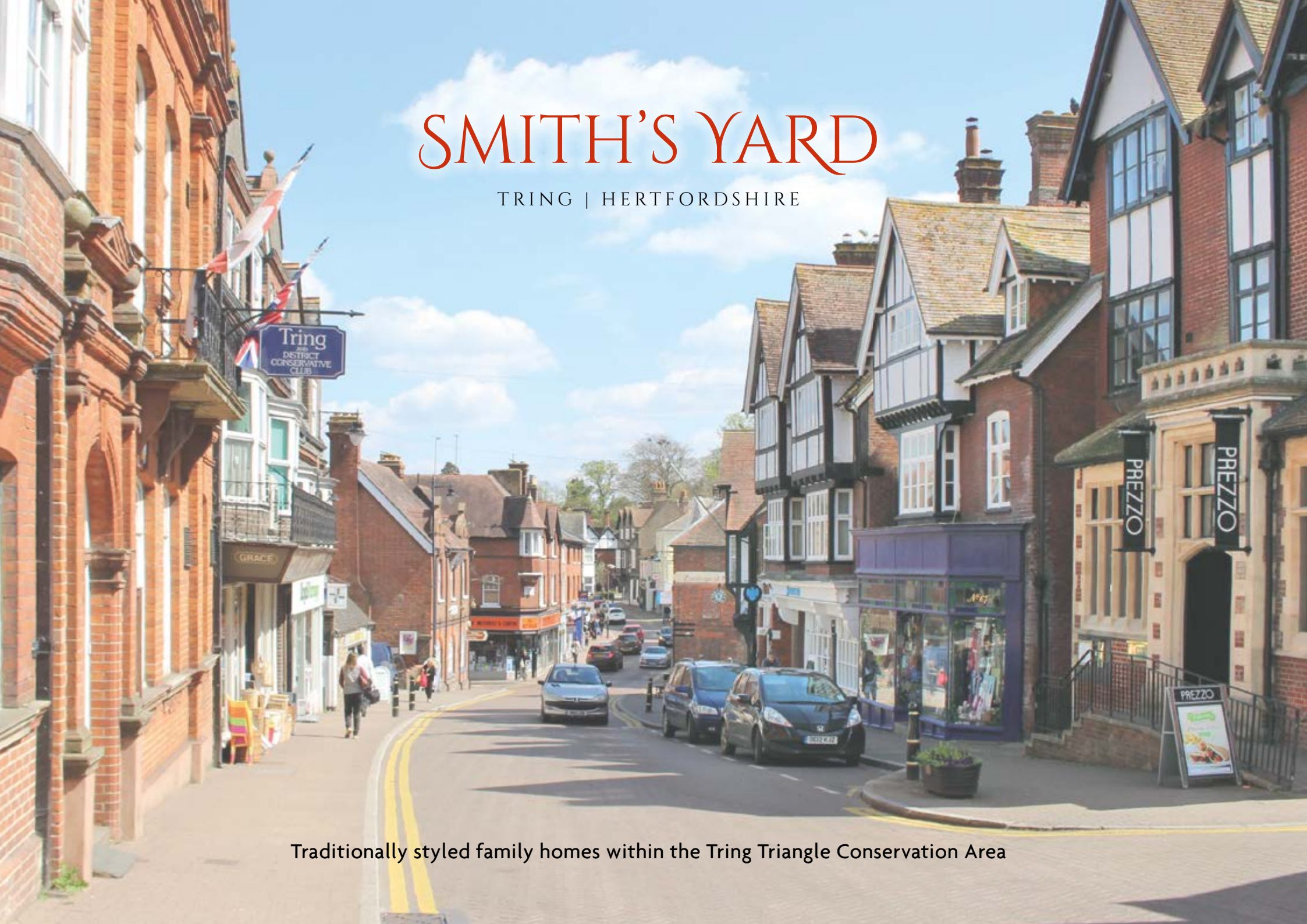


SMITH'S YARD

TRING | HERTFORDSHIRE



Traditionally styled family homes within the Tring Triangle Conservation Area



LIVING IN TRING

Tring is an delightfully attractive and historic market town with a friendly vibrant feel, centred around the High Street and Dolphin Square shopping centre, which offer a great variety of restaurants and shops - a quality butchers, a bakers, farm shops along with a M&S Foodhall and a large Tesco supermarket. There is a weekly Charter Market on Fridays and a Farmer's Market on Saturdays, the Market Auction is well known and regularly features on television programmes. There are restaurants to suit all tastes and several of the public houses are served by the town's own brewery.

Hidden away in this quiet town at the top of Akeman Street is The Natural History Museum at Tring, packed full of wonderful exhibits, in line with its parent museum in West London.

There are several primary schools in the town. For ages 11+, Tring School is highly thought-of and has been consistently rated 'good' by Ofsted. There is also the independent Tring Park School of Performing Arts.

The Chiltern Hills, an area of Outstanding Natural Beauty, is close by. To the west are the Tring reservoirs and a canal for messing about on the water. The town benefits from indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and a golf academy.



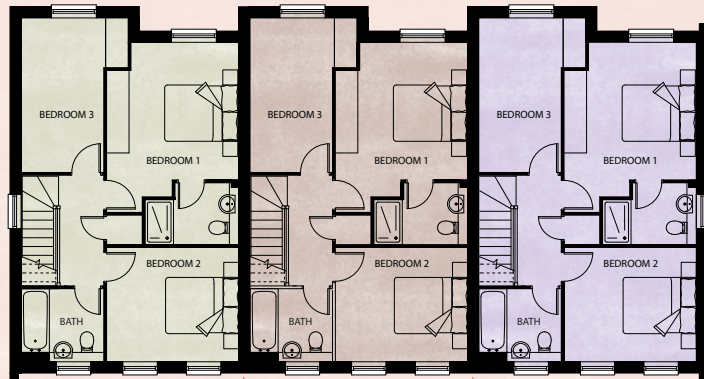
Tring is very popular with commuters into London, the station offers an excellent London Midland train service into London Euston, with a fastest journey time of around 35 minutes. Luton Airport is only eighteen miles away.

The town benefits from the A41 providing a fast route through the Chilterns to the M25, the motorway network and London beyond.



PLOTS 1 - 3 AND 8 - 10

Lounge	4.87 x 3.60m	16'0" x 11'10"
Kitchen/Dining	5.80 x 3.55m	19'1" x 11'8"
Bedroom 1	4.12 x 3.52m	13'6" x 11'6"
Ensuite	2.50 x 1.65m	8'2" x 5'5"
Bedroom 2	3.52 x 3.05m	11'6" x 10'0"
Bedroom 3	4.12 x 2.85m	13'6" x 9'4"



PLOTS 1 / 10

PLOTS 2 / 9

PLOTS 3 / 8



Computer generated impression of Cottages 1 to 3

SPECIFICATION

Traditional Construction

- Solid traditional brick and block construction
- Timber windows and French doors are weather-stripped and double glazed with multi-point fasteners
- Mitek timber engineered first floors
- Excellent sound and thermal insulation

Luxury Kitchens

- Fully fitted Symphony hi-gloss kitchens, with appliances comprising Bosch stainless steel oven and gas hob, complementary chimney hood, integrated fridge/freezer and dishwasher
- Ceramic floor tiling from Minoli's exclusive collection
- Inset 1½ bowl stainless steel sink
- Silestone worktops
- Low energy down lighters

Quality Bathrooms

- Fully fitted with Ideal Standard modern white sanitary ware
- Ideal Standard modern chrome taps and fittings, throughout
- Thermostatically controlled showers
- Ceramic wall tiling from Minoli's exclusive collection
- Shaver points
- Vanity units to bathrooms and en-suites
- Low energy down lighters
- Heated chrome towel rails

Quality Specification

- Gas-fired central heating system with thermostatic radiator valves and electronic programmer
- Ample TV and BT points



Computer generated impression of Cottages 4 to 7

PLOTS 4 - 7

Lounge	5.02 x 3.29m	16'6" x 10'10"
Kitchen	3.80 x 2.27m	12'6" x 7'5"
Dining	4.80 x 2.62m	15'9" x 8'7"
Bedroom 1	4.32 x 3.79m	14'2" x 12'5"
Ensuite	2.30 x 1.65m	7'7" x 5'5"
Bedroom 2	4.48 x 2.62m	14'8" x 8'7"
Bedroom 3	2.80 x 2.55m	9'2" x 8'4"

Decorative Finishes

- Four-panel internal doors with chrome furniture
- Moulded skirting and architraves
- Smooth ceilings throughout
- Mirrored glass wardrobes to master bedroom

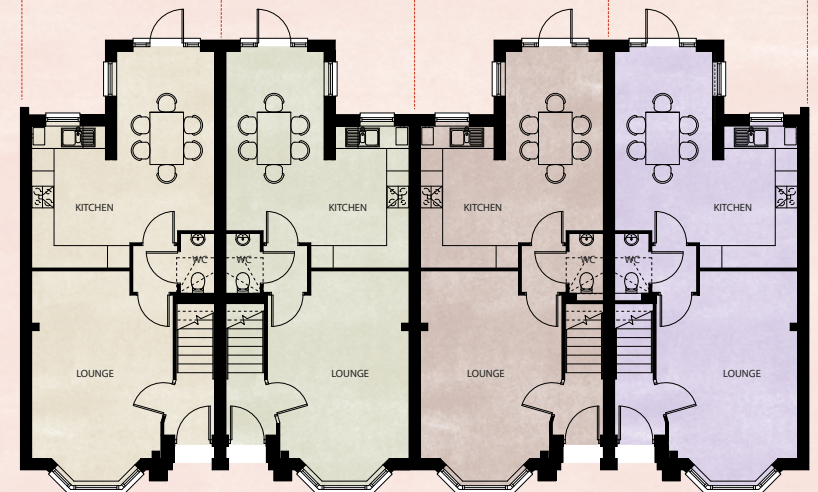
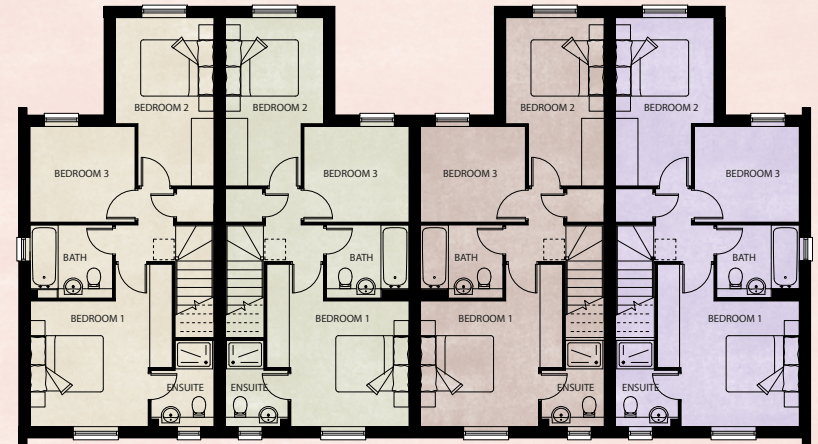
Security & Peace of Mind

- Mains-operated smoke detectors with battery back-up
- Multi-point security locks to all windows and external doors
- High performance front doors
- All homes have a ten year Premier Warranty

External Features

- Landscaped front gardens
- Brick paved parking areas
- Allocated parking to all plots
- Outside water tap
- Fully fenced boundaries
- Extensive patio in Cotswold paving slabs

Please note that this specification is indicative and may be subject to change.



PLOT 4

PLOT 5

PLOT 6

PLOT 7

SMITH'S YARD

Smith's Yard | Langdon Street | Tring | Hertfordshire HP23 6AZ

Smith's Yard is in the centre of the highly sought after Tring Triangle Conservation Area, just a couple of minutes walk from the High Street, and Tring Park, with two delightful pubs only yards away.

The exterior of the three period-style terraces have been sympathetically designed by architects, W J Macleod, to blend with the original Victorian cottages in Langdon Street and adjoining roads. The street runs South from the High Street to Park Street and the Museum.

The three bedroom homes offer modern well planned accommodation designed to maximise light, space and energy efficiency to meet the demands of modern family living, with landscaped front gardens and courtyard parking.



Times by Rail from Tring Station (London Midland Trains)

London Euston	35 mins
Watford Junction	18 mins
Milton Keynes Central	21 mins
Birmingham International	74 mins

(Fastest times)

Distances by Road

Berkhamsted	7 miles
Aylesbury Town Centre	8 miles
Hemel Hempstead	10 miles
Luton Airport	18 miles
Milton Keynes	24 miles
Central London	38 miles

(Distances are approximate)



SMITH'S YARD

TRING | HERTFORDSHIRE



All enquiries

A development by

W.E. BLACK LTD

Designed with Thought • Built with Care

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