





Guide Price
£650,000

Situated in this unique courtyard location within the conservation area this beautiful two bedroom mews cottage has been extremely well maintained throughout and is within easy walking distance to both Tring Town centre and Tring Park. The property combines all modern amenities with the charm and character of a by-gone era including a wealth of exposed beams and benefits include a lovely open plan living space with galleried study over, re fitted kitchen, re fitted bathroom and shower room, courtyard garden, garage and further residents parking.

Property Description

ENTRANCE

Hardwood door to:

ENTRANCE HALL

Radiator, stairs to first floor with storage cupboard below.

BEDROOM ONE

Window to front. Range of built in wardrobes, radiator.

EN-SUITE

Comprising panelled bath with shower unit over, pedestal wash hand basin, low level w.c., heated towel rail, tiled walls, recessed spotlighting.

BEDROOM TWO

Window to rear aspect. Built in cupboard, radiator.

SHOWER ROOM

Large tiled shower cubicle, pedestal wash hand basin, low level w.c., tiled walls, tiled floor, heated towel rail, recessed spotlighting.

FIRST FLOOR

SITTING ROOM/DINING ROOM

A wonderful open plan living space with a wealth of exposed beams and brickwork. Double glazed arched window to front and glazed double doors to a Juliette balcony, further double glazed Velux windows to front and rear. Brick fireplace with stone hearth and wooden mantle over, three radiators, stairs to galleried studio and opening to kitchen.

KITCHEN

Window and double glazed Velux window to rear. Refitted with a range of both floor and wall mounted units with work surface over, stainless steel sink with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher, washing machine, fridge and freezer, part tiled walls, recessed spotlighting.

GALLERIED STUDY

Two double glazed Velux windows to front. Range of eaves storage cupboards, two radiators.

OUTSIDE

GARAGE

Located directly to the front of the property with up and over door and storage over. Further parking area for residents.

GARDEN

A lovely paved and block paved courtyard garden with flower and shrub beds, outside lighting.



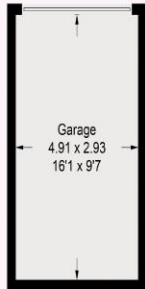
Graces Maltings



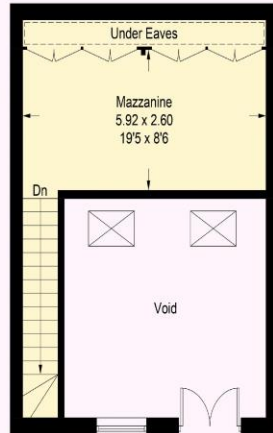
Approximate Total Area
1166 sq ft / 108.3 sq m
(Excluding Void)
Garage = 155 sq ft / 14.4 sq m
Total = 1321 sq ft / 122.7 sq m

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. (ID1117158)

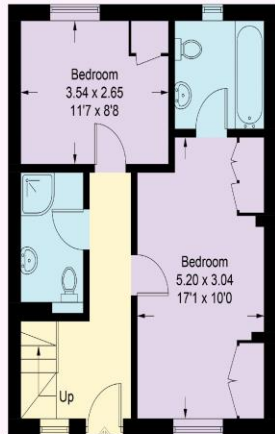
= Reduced headroom below 1.5m / 5'0"



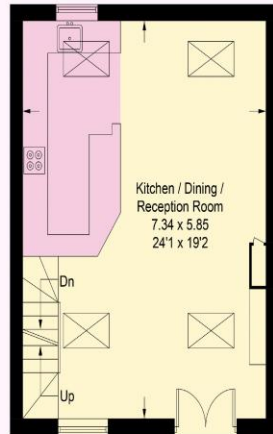
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk