



Elizabeth Drive, Tring, Hertfordshire, HP23 5HL



Christopher Pallet
Professional advice since 1973

Elizabeth Drive,
Tring,
Hertfordshire,
HP23 5HL

Guide Price £425,000 Freehold

A well presented three bedroom family home, located in a quiet cul de sac close to the local Grove road primary school and a short walk to the town centre. This property has been improved by the present owners to provide flexible living accommodation with the added benefit of a home office/studio in the rear garden.

The accommodation comprises; entrance hall, cloakroom, sitting room, kitchen/dining room, three bedrooms, family bathroom, home studio, gardens and block paved front.

The market town of Tring provides excellent schooling for all ages, including independent schools such as The Tring Park School for Performing Arts and the Berkhamsted School. Nestling in the beautiful Chiltern Hills with rolling countryside as well as providing excellent access to London via the A41 directly to the M25 at junction 20. Tring's main line station provides an excellent regular service in to London Euston from 36 minutes. The town centre provides for a variety on shops, restaurants and facilities.





A well presented three bedroom home close to the local primary school

On The Ground Floor

The front door opens to the entrance porch with the cloakroom on the left and a large storage cupboard on the right. The inner hallway leads to the kitchen/diner and the sitting room. The kitchen/dinner benefits from a modern kitchen with space for appliances including an integrated dish washer, breakfast bar, space for a dining area and double glazed doors opening to the rear garden.

On The First Floor

The first floor landing provides access to all first floor rooms as well as the loft access. There are three bedrooms with built in cupboards to two

bedrooms. The family bathroom has a white three piece suite with complimentary tiling.

Outside

The rear garden has a patio seating area leading to steps that rise to the lawn with brick retaining wall. There is a home studio to the bottom of the garden with power and light There is gate rear access with the property. The front has been block paved to provide parking.



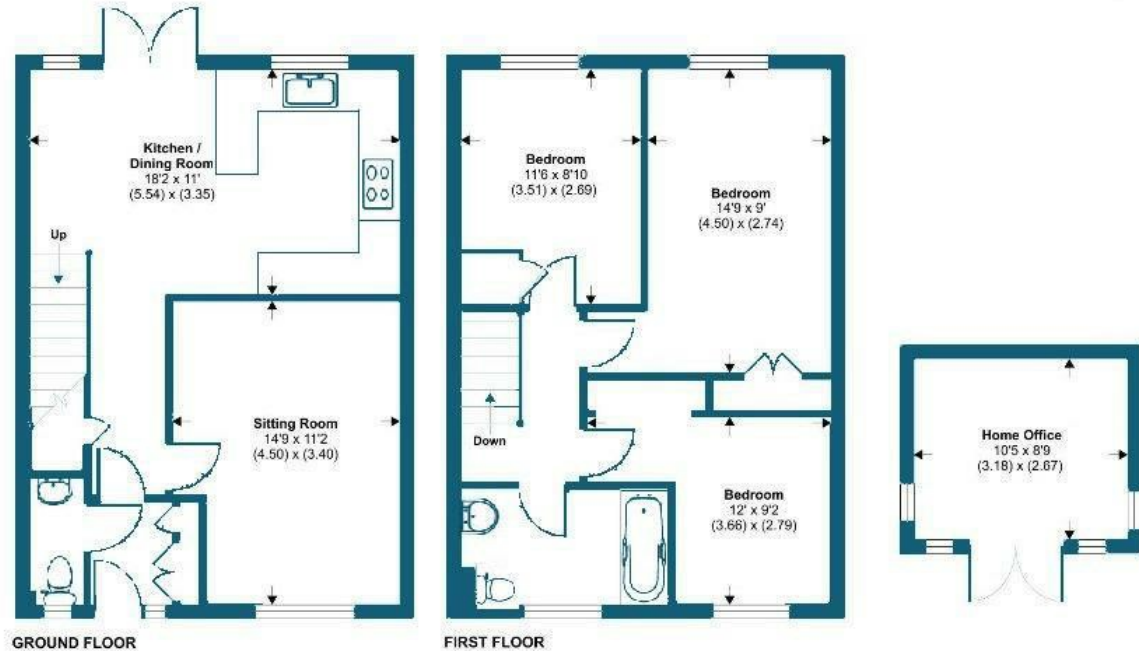
Directions

From the A41 proceed along the B488 Icknield way.
Take the turning right at the roundabout into Wingrave road and then first right into Elizabeth drive.
Council Tax Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	76	87



Approximate area = 950 sq ft - 88.3 sq m
Outbuilding = 93sq ft - 8.6 sq m
Total = 1043 sq ft - 96.9 sq m
For illustration purposes only - not to scale

Viewing and Contact Details



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