



Gable Cottage | Langdon Street | Tring | Hertfordshire | HP23 6AZ



**Gable Cottage**  
**1 Langdon Street**  
**Tring**  
**Herts**  
**HP23 6AZ**

**Offers Over £500,000**  
**Freehold**

A beautifully presented two-bedroom end of terrace Victorian cottage, Gable Cottage is nestled in the heart of Tring's sought-after conservation area. Just a short walk from both the vibrant town centre and the stunning open spaces of Tring Park, this delightful home offers a perfect blend of character, comfort, and convenience. With spacious living areas, a stylish open-plan kitchen/dining room, a generous bathroom, and an additional loft room, it provides exceptional flexibility in a truly picturesque setting.

- Beautiful Victorian end of terrace
- Two generous double bedrooms
- Additional versatile loft room
- Spacious open-plan kitchen/diner
- Lounge with feature fireplace
- Bi-fold doors to rear garden
- Upstairs bathroom with shower
- Period charm throughout
- Steps from Tring Park trails
- Short walk to town centre











### On The Ground Floor

The property opens into a welcoming lounge/family room, full of charm with a feature fireplace and sash window to the side. This flows seamlessly into a versatile study/play area, creating the ideal space for work or relaxation. The rear of the home boasts a stunning open-plan kitchen/dining room, finished to a high standard with a butler sink, integrated appliances, and wooden flooring. The kitchen includes a range of wall-mounted and base units with worktops and a built-in oven with gas hob. Bi-folding doors in the dining space open onto the garden, flooding the room with natural light and creating a perfect entertaining space. The dining area also benefits from underfloor heating.

### On The First Floor

Upstairs, the landing with exposed floorboards provides access to two generous double bedrooms. Bedroom One includes a sash window, built-in wardrobes, and overlooks the rear garden. Bedroom Two features a sash window, a charming fireplace, and exposed floorboards, with access to the loft room. The family bathroom is a generous size with a sash window to the rear and includes a panelled bath with shower over, pedestal wash basin, WC, and a storage cupboard with space for washing machine and tumble dryer.

### Second Floor

The loft room is accessed via Bedroom Two and benefits from a Velux window with stunning views, and is an ideal space for a home office, guest room, or hobby area.



## Outside

To the rear of the property is a private, low-maintenance garden with a patio seating area, established shrub beds, and a garden shed. It also benefits from an outside tap and light, offering a peaceful spot to unwind.

## Location

Situated in the heart of Tring's conservation area, Gable Cottage enjoys a prime position just a short stroll from both the bustling High Street and the scenic walks of Tring Park. The town offers an excellent range of independent shops, cafés, and amenities, along with well-regarded schooling for all ages.

For commuters, Tring mainline station offers fast services into London Euston in approx. 35 minutes, and the nearby A41 provides easy access to the M25 and beyond. The area is also well served by local sports clubs and countryside pursuits, making it an ideal place to live and unwind.





Gable Cottage, Langdon Street  
Total Approx. Floor Area 1011 sq ft / 93.9 sq m



Second Floor




Ground Floor

First Floor

All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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