



 2  
Bedrooms

 1  
Bathroom

 1  
Receptions











- Akeman Residential
- Two bedrooms
- Short distance to Tring Train Station
- No onward chain
- Garage
- Walking distance to High Street
- Private rear garden

Found tucked away in a quite cul-de-sac is this two bedroom home being offered to the market without the complications of an onward chain. Stanley Gardens is conveniently located within walking distance to Tring High Street.

The ground floor offers an entrance porch, spacious lounge/dining area that gives access into the rear garden and then the kitchen. On the first floor you will find two generous bedrooms, both with built in wardrobes and then the family bathroom. Externally this home benefits from private rear garden and garage.

The historic small market town of Tring is surrounded by beautiful Chilterns countryside just a few miles away from routes providing excellent access to London. Tring town centre provides a range of small specialist shops, restaurants and public houses. Excellent schooling is available for all ages, including independent schools such as The Tring Park School for Performing Arts and the renowned Berkhamsted School. Connections are superb with access to the A41 (providing a direct link to the M25 J20) and from there the national motorway network. Tring main line station provides a fast and frequent service in to London Euston from 36 minutes.

**\*\*Important Notice\*\***

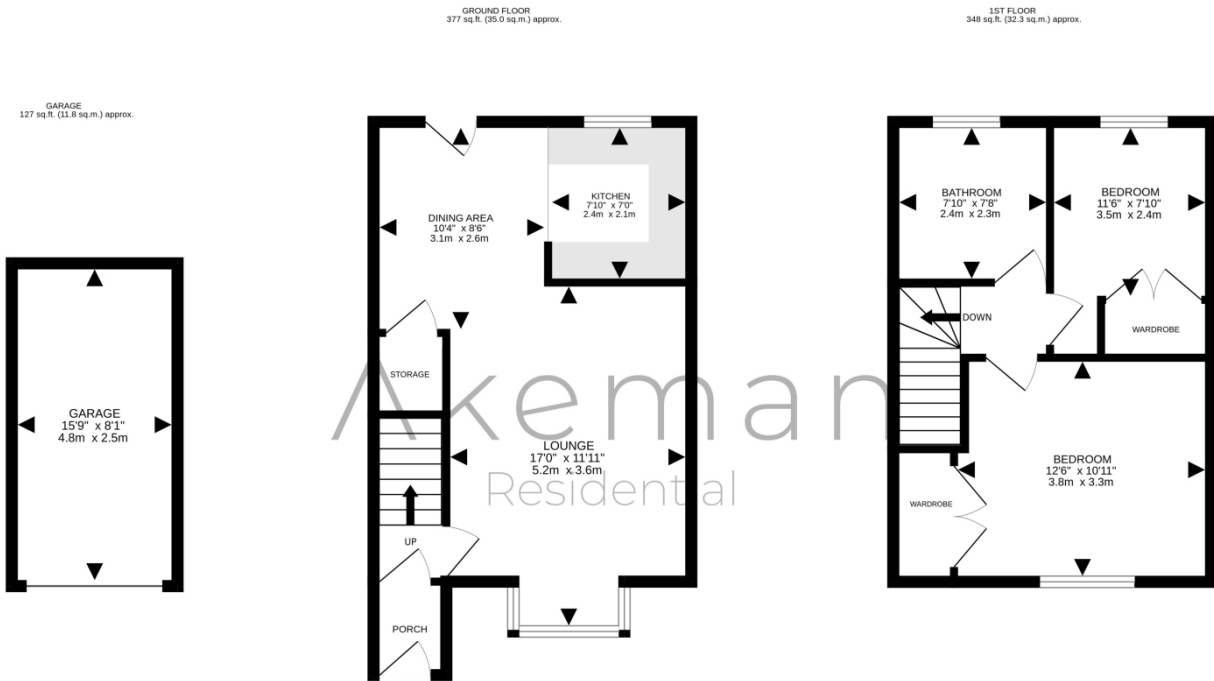
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2. Measurements: The measurements provided are intended for guidance purposes only and should not be regarded as precise.

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TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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