



VAISEY CLOSE  
TRING, HERTFORDSHIRE HP23 4GX



# VAISEY CLOSE

offers over **£500,000** FREEHOLD

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A rare opportunity to purchase a Himscot three bedroom home on this popular Roman Park development in Tring, built by Cala Homes around two years ago. The property has barely been lived in and is offered chain free and with the remainder of the 10 year NHBC warranty.

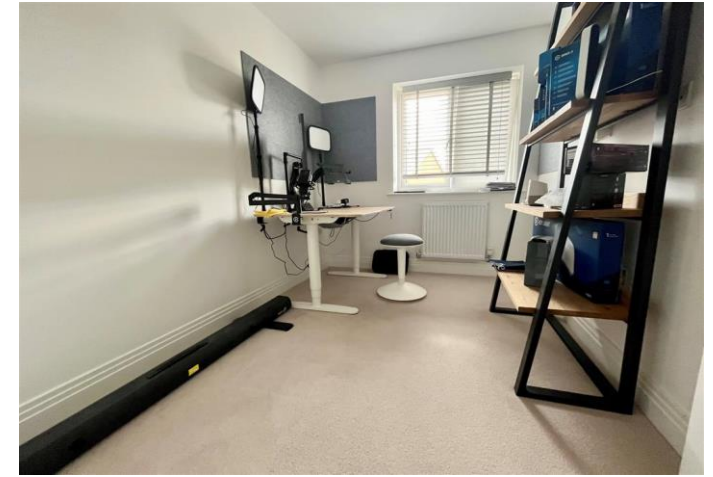
Roman Park is an immensely popular development of attractive newly built homes in Tring with no further building of this Himscot style intended. Bespoke blinds have been fitted to various windows among other upgrades. The property is finished to a very high specification with a layout that would suit most modern buyers. The entrance hall has been fitted with stylish and practical hard flooring which continues into the guest w/c and throughout the kitchen dining room at the rear. The kitchen is beautifully fitted with contemporary dark grey matt finish units incorporating a fridge freezer, dishwasher, washer dryer and electric oven and gas hob and leaves plenty of dining and entertaining space before French door which open to the south facing rear garden. There are ample power sockets as you would expect in a property this new, and some have USB ports. The lounge at the front offers a peaceful and cosy space to unwind with eye level TV and power points for wall mounted television.

Upstairs are three generously proportioned bedrooms and an immaculate family bathroom, with shower over the bath. The master bedroom has fitted wardrobes and a bright and airy en-suite complete with low profile walk in shower.

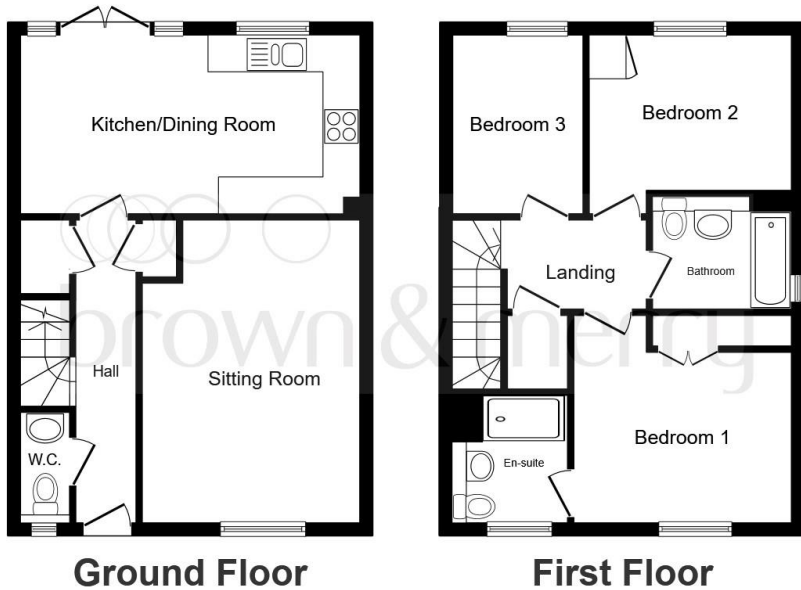
Outside, there are two parking spaces and a southerly facing rear garden which is mainly lawn and patio with timber fencing.

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.









**Room Dimensions:**

Sitting Room 16'3 x 10'9

Kitchen/Dining Room 18'1 x 9'6

**Three Bedrooms:**

11'5 x 10'11 max

10'9 x 8'3

9'6 x 7'



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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TRG107528– Version 2

EPC rating – B Council Tax Band - E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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- ROMAN PARK DEVELOPMENT IN TRING
- THREE BEDROOMS
- CALA BUILT - HIMSCOT STYLE
- HIGH SPECIFICATION FINISH
- SOUTH FACING GARDEN
- NHBC WARRANTY
- NO UPPER CHAIN

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