



**brown
& merry**
for sale
Tring
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brownandmerry.co.uk

**COBBETTS RIDE,
TRING, HERTFORDSHIRE HP23 4BZ**

COBBETTS RIDE

£550,000 FREEHOLD

TRING, HERTFORDSHIRE HP23 4BZ

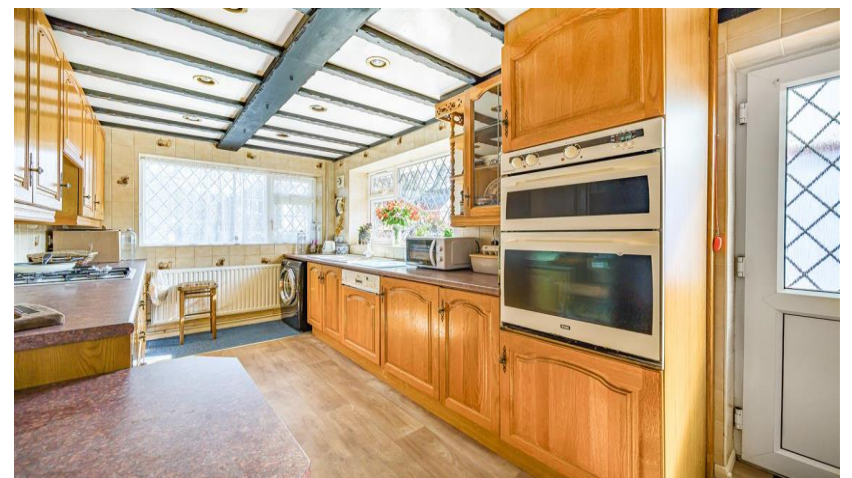
A detached bungalow in Tring, close to shops and within easy reach of the High Street coffee shops and restaurants. The bungalow is offered with no onward chain.

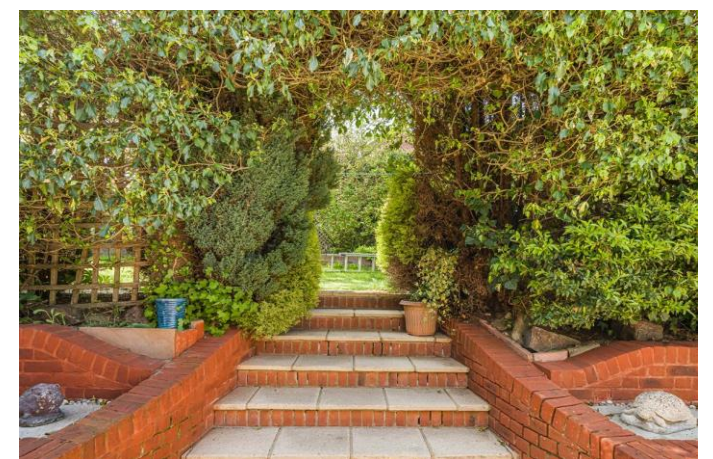
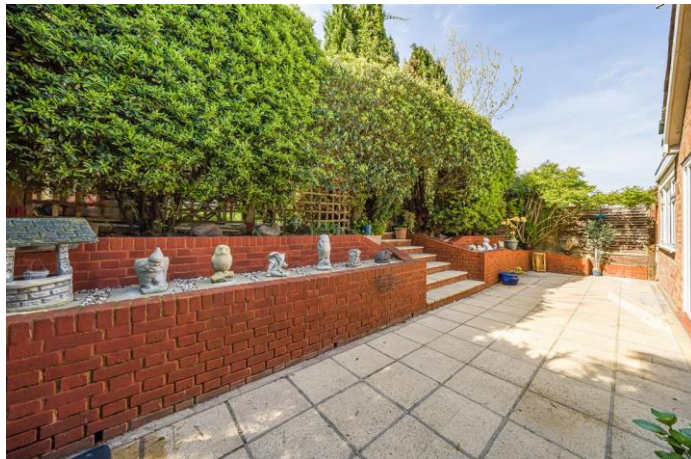
This detached bungalow is situated in Cobbetts Ride, a popular street of similar bungalows, and is within easy reach of the High Street where there is an abundance of cafes, coffee shops, and restaurants as well as Mark & Spencer and several chemists/pharmacies....the doctor's surgery and dentists are just around the corner.

The bungalow itself has been extended and offers a versatile layout. There are currently two bedrooms, each with fitted wardrobes, and a bathroom. There is a fitted kitchen and an integral garage (which could be converted, subject to planning and building regulations, if required)

There is a block paved driveway to the front providing off road parking and pretty garden with gated access to the rear. A large patio spans the width of the plot directly to the rear of the bungalow with light and power sockets. There is a lovely lawned garden with green house beyond and a couple of sheds providing useful storage.

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.

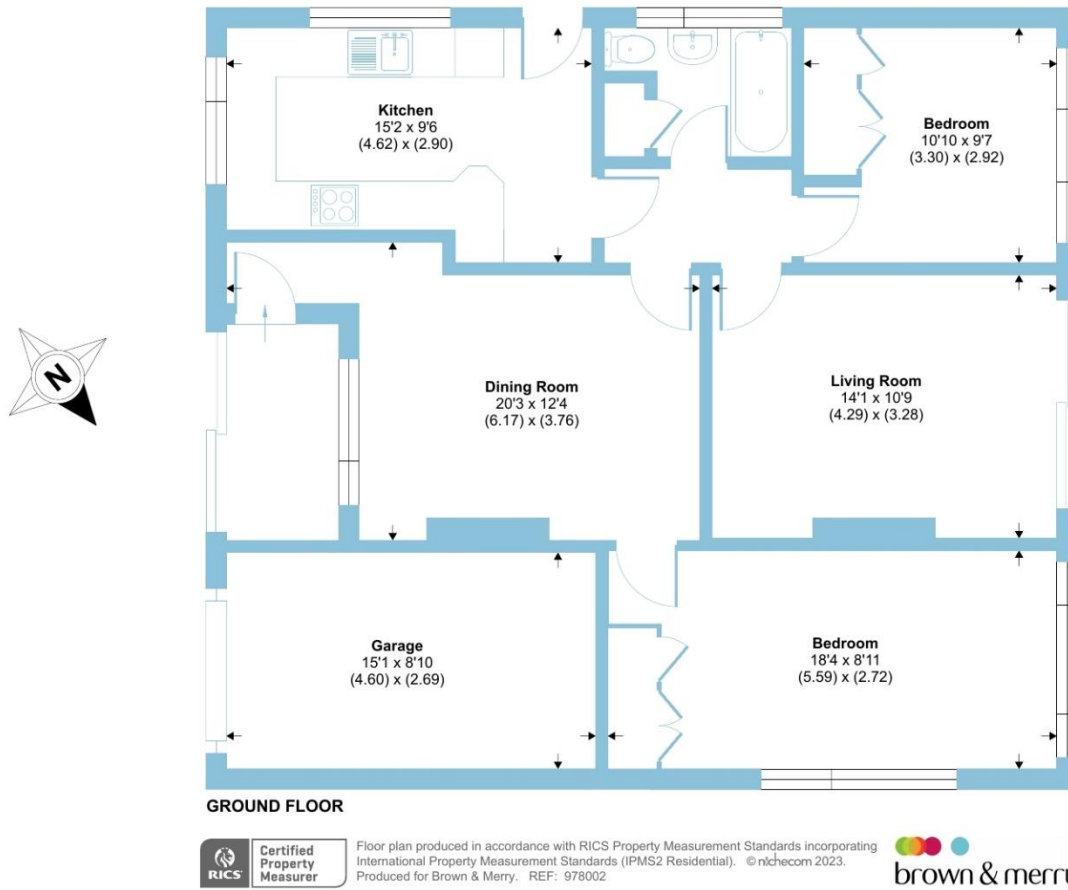




Cobbetts Ride, Tring, HP23

Approximate Area = 1014 sq ft / 94.2 sq m (includes garage)

For identification only - Not to scale



- Detached Bungalow
- Excellent Location close to shops & restaurants
- Two Bedrooms
- Two Reception Rooms
- Gardens & Garage
- Gas Heating & Double Glazing
- Chain Free

TRG107427 – Version 2

EPC rating – TBA 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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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