



KINGSLEY WALK
TRING, HERTFORDSHIRE HP23 5DW

KINGSLEY WALK

offers in excess of **£415,000** FREEHOLD

TRING, HERTFORDSHIRE HP23 5DW

A beautifully presented family home in the centre of Tring, close to shops and schools. Four bedrooms, two bathrooms plus ground floor WC.

This family home is beautifully presented throughout and offers excellent accommodation arranged over two floors. The front garden has been hard landscaped and is conveniently low maintenance and neatly trimmed evergreen hedging provide a good degree of seclusion. Inside, the spacious entrance hall offers space to hang coats, a guest WC and stairs rise to the first floor. The lounge features an attractive double glazed bay window and a modern electric fire. The split level hall gives way to the impressive kitchen dining room at the rear, fitted with a range of cabinets and plenty of work surface space, leaving plenty of room to entertain. There's space for a range cooker under an extractor canopy, a built in dishwasher and fridge freezer and space for a washing machine. Upstairs are four bedrooms, en-suite shower to the master bedroom, and a family bathroom.

Outside, there is a lovely, low maintenance garden, ideal for entertaining on the decked patio.

Tring is an appealing market town at the foot of the Chiltern Hills, surrounded by beautiful countryside and the Grand Union Canal. The pretty High Street is filled with charming character buildings with a wide range of shops, cafes and restaurants and a street market (on Fridays). There are several infant and junior schools which feed the highly regarded Tring secondary school which has recently undergone a comprehensive re-build and upgrade program. Tring has always been popular with families and commuters with direct access to the A41 by-pass linking the M25 and M1 motorways giving convenient access to all London Airports. The train station at Tring provides a direct service to London Euston (in approximately 40 mins) and Milton Keynes and the north. There is a sports centre with pool along with a choice of fitness centres and sports clubs include football, rugby, cricket, tennis and bowls. Golfers are spoilt for choice with numerous courses within short driving distance.

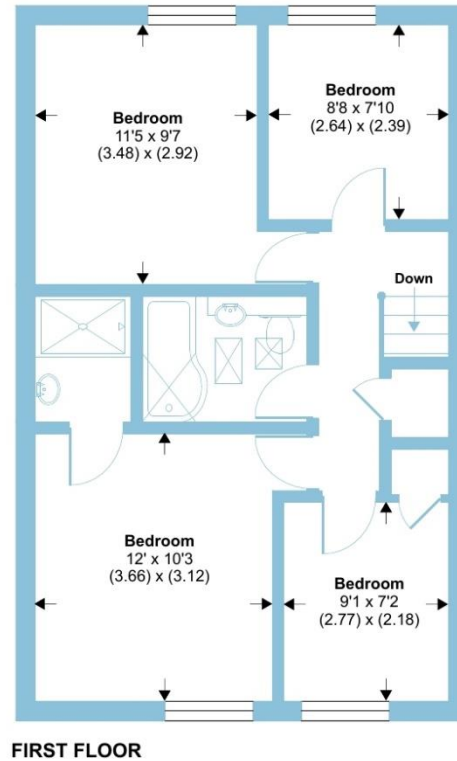
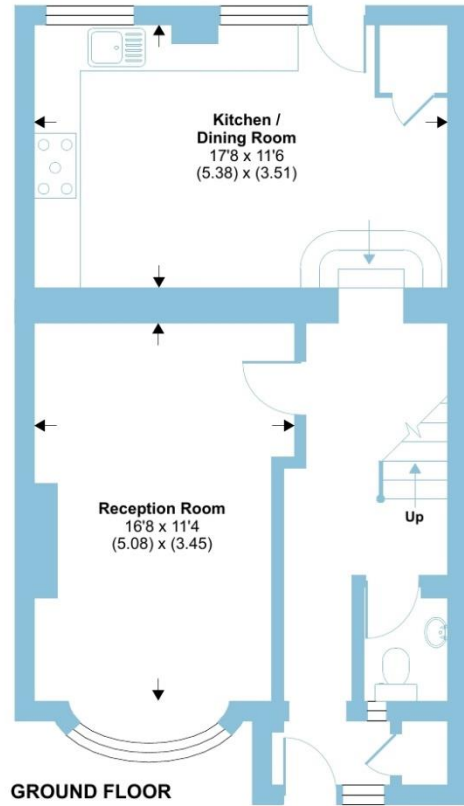




Kingsley Walk, Tring, HP23

Approximate Area = 1118 sq ft / 103.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 979153



- FOUR BEDROOMS
- TWO BATHROOMS PLUS GROUND FLOOR W/C
- DOUBLE GLAZING AND GAS HEATING
- SPACIOUS KITCHEN/DINING ROOM
- FRONT AND REAR GARDENS
- WELL PRESENTED THROUGHOUT

TRG107328 – Version 4

EPC rating – C Council Tax Band - C

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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