



HIGH STREET
TRING HP23 4AF

HIGH STREET

£465,000

LEASEHOLD

TRING, HERTFORDSHIRE HP23 4AF

A spacious ground floor apartment at the rear of this character building in the very centre of Tring. Featuring parking for two cars, private garden, three bedrooms and character features.

This exceptional ground floor apartment is positioned at the rear of this gorgeous period building, in the very centre of Tring, just moments from the High Street shops, cafes and restaurants and within the catchment area for Goldfield School, rated Outstanding by Ofsted. There are two allocated parking spaces in the private car park at the rear and a private garden with direct access from the lounge.

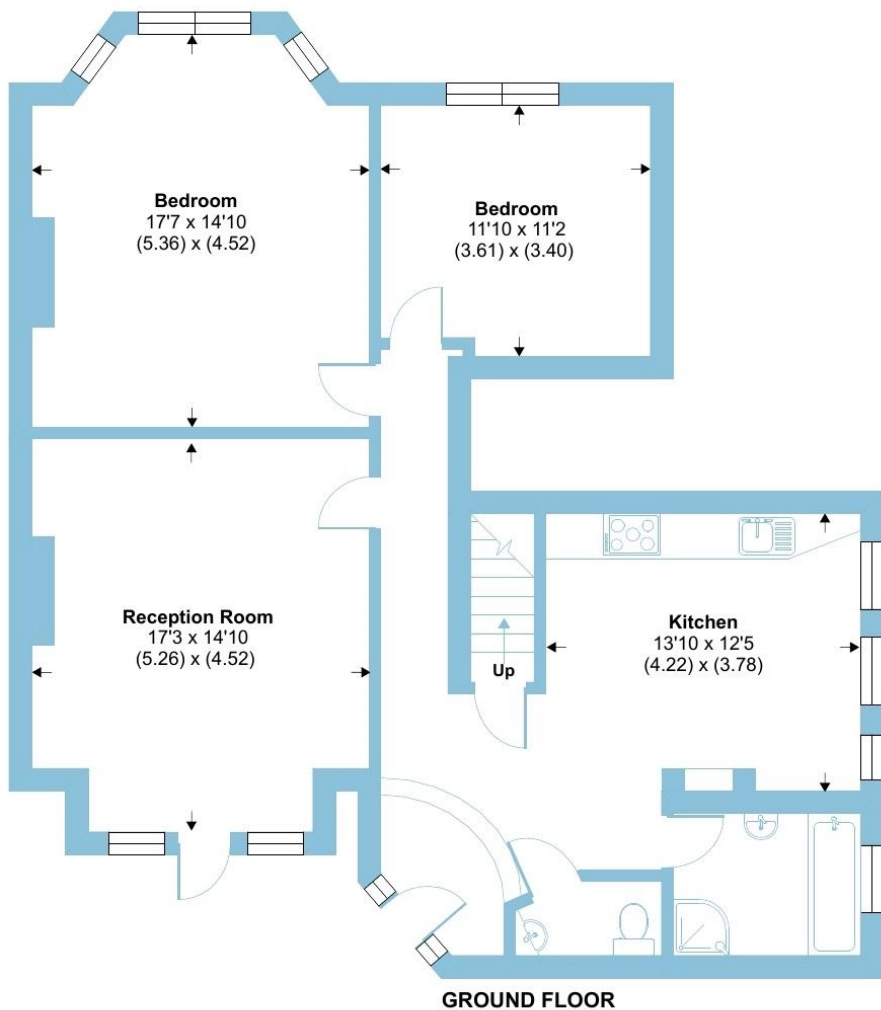
The impressive apartment offers over 1200 sqft of accommodation including a stunning 18' x 15' living room with open fire place and patio door leading to the rear garden. The bright and spacious kitchen/dining room is perfect for entertaining and comes complete with gas range cooker, integrated dishwasher and washing machine and there is space for an upright fridge freezer. There are two large double bedrooms on the ground floor, including the superb master bedroom featuring a wide bay window and fireplace, and a shower room and guest cloak room. Downstairs in the basement is another double bedroom with en-suite shower.

The private rear garden is mainly lawn and offers a peaceful space to unwind after a busy day. At the front on the property there is an area of lawn and hedge.

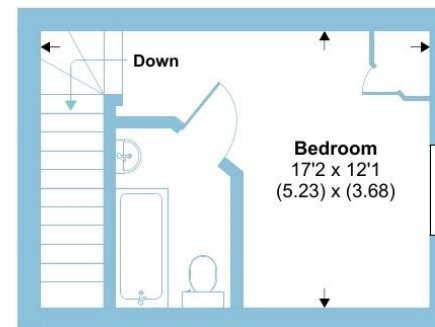
Tring is an attractive market town on the northern edge of the Chilterns with a charming, characterful High Street, and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town 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







GROUND FLOOR



FIRST FLOOR

High Street, Tring, HP23

Approximate Area = 1295 sq ft / 120.3 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 Brown & Merry. REF: 1051257



TRG1007135 – Version 4

EPC rating – D Council Tax Band - C

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