



MEADOWBROOK
TRING, HP23 5HR

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£410,000 FREEHOLD

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A well presented three bedroom semi-detached house which is beautifully presented throughout, located in Tring and within close proximity to shops and local amenities. Highly recommended for viewing.

Conveniently located on the outskirts of Tring town centre you'll find this immaculately presented three bedroom semi-detached house ideal for first time buyers, buy to let investors or anyone looking to downsize.

As you enter the property you're met with a light and airy, spacious living room with wood laminate flooring, UPVC double glazing (fitted shutters) that then flows through to the separate dining area that has access to the rear garden and staircase to the first floor. The kitchen is fitted with a range of units with work surfaces and a built in gas oven and hob with space for a fridge freezer, dishwasher and washing machine. On the first floor there are three bedrooms and a family bathroom suite with a feature corner bath.

Outside to the rear you'll find a private garden that consists of a patio, perfect for dining in the summer months and lawn with garden shed that leads to a rear gate where you'll be able to access the private parking. There's also additional parking for visitors.

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.

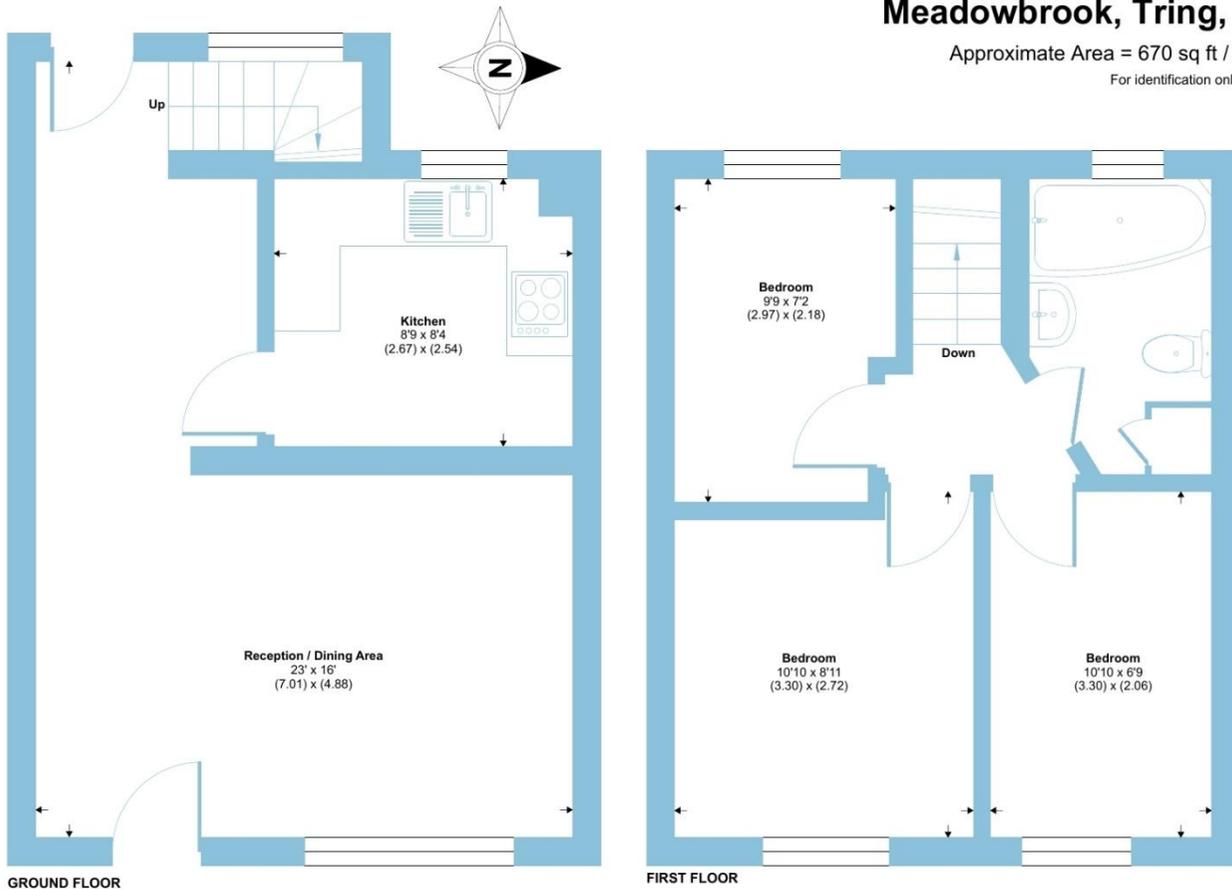




Meadowbrook, Tring, HP23

Approximate Area = 670 sq ft / 62.2 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 2024. Produced for Brown & Merry. REF: 1104834



TRG107916 – Version 2

EPC rating – B 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.

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