



HAWKWELL DRIVE
TRING, HP23 5NN

HAWKWELL DRIVE OFFERS IN EXCESS OF £525,000 FREEHOLD

TRING HP23 5NN

A three bedroom semi-detached family home in a sought after location in the Grove area of Tring, close to Tring Secondary School, Grove Road Primary School, sports facilities and the High Street.

Hawkwell Drive is a popular street in the heart of Tring's sought after Grove Area; appealing to families for its easy access to primary and secondary schools and sports clubs and the sports centre. The High Street is just a short walk away with an abundance of shops, pubs and restaurants.

The house is set behind a good size front garden which is well maintained and offers potential for a drive way (subject to any necessary consents). There is a lock up garage in a block just a stones throw away providing secure parking or storage.

The accommodation briefly comprises entrance hall, lounge, fitted kitchen dining room, three bedrooms and a family bathroom. There is a side gate providing access to the rear garden.

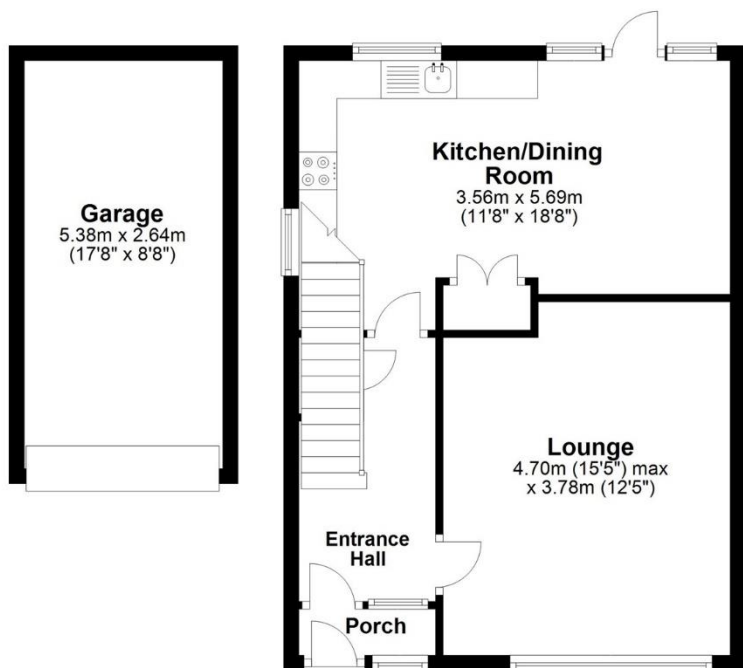
Tring is an attractive market town on the northern edge of the Chilterns with a charming, characterful High Street, and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town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





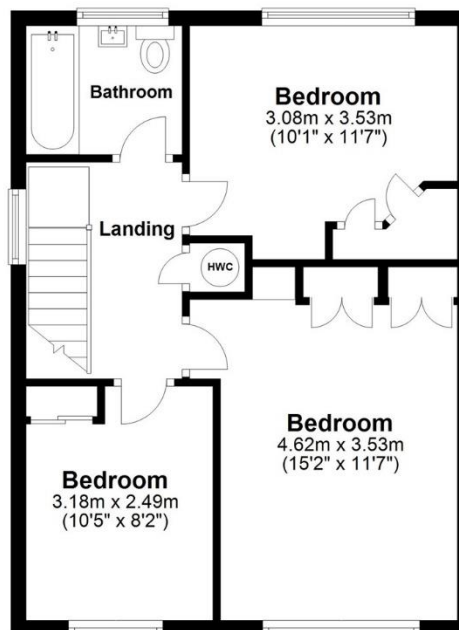
Ground Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



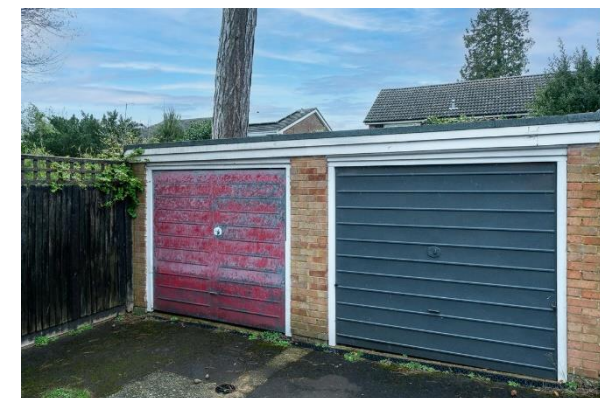
First Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



Total area: approx. 104.0 sq. metres (1119.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



TRG107888 – Version 3

EPC rating – C Council Tax Band - D

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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