



**GAMNEL MEWS,
TRING HP23 4JP**

GAMNEL MEWS,

£400,000 FREEHOLD

GAMNEL TERRACE. TRING HP23 4JP

This two double bedroom cottage style home offers countryside views and is only a mile from Tring High Street. Off road parking and secluded gardens make this an excellent, low maintenance home. OFFERED WITH NO UPPER CHAIN – PRICED FOR A QUICK SALE.

This attractive modern cottage style end terrace home is approached via a shared private road leading to a 'tucked away' location with parking for 2 cars, and backs onto fields giving a wonderful rural feel. Tring reservoirs and the Grand Union canal are just around the corner providing stunning countryside walks and Tring High Street is a mile walk in the other direction with an abundance of shops, cafes, bars and restaurants.

Inside, the property is beautifully presented throughout. There is an entrance hall with guest w/c and a contemporary kitchen with plenty of storage cabinets and work surface space. A generously sized light and airy dual aspect living/dining room at the rear has French Doors which lead directly onto the rear patio and garden. Upstairs are two double bedrooms and a well-appointed family bathroom. There is also exciting potential for a loft conversion, subject to planning.

Outside there is a secluded rear garden which is mainly laid to lawn with a well proportioned patio area. The garden is secure and fully fenced with gated side access. There is a timber outbuilding, that is insulated, heated and has electric, which could be put to a variety of uses including a workshop, studio or outside office. The garden backs onto fields giving a secluded and peaceful feel. There is allocated parking in the front courtyard and a side gate leads to the 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.

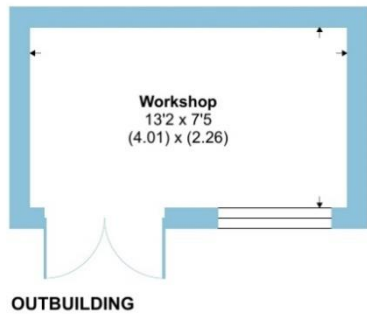
Tring has always been popular with families and commuters alike with the A41 dual carriage way linking with the M25 Motorway in around 15 minutes (jtn 20) giving convenient access to London Airports. Tring train station provides a regular service to London Euston (approximately 40 mins) and Milton Keynes and the North.



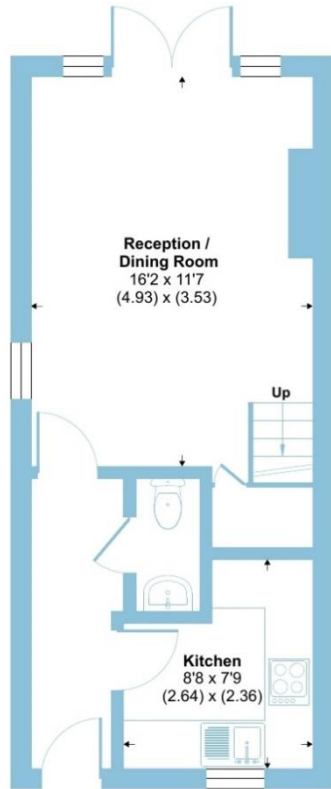


Gammel Mews, Gammel Terrace, Tring, HP23

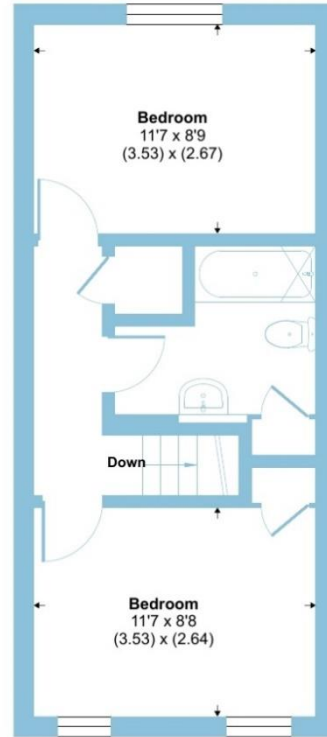
Approximate Area = 668 sq ft / 62 sq m
 Outbuilding = 99 sq ft / 9.1 sq m
 Total = 767 sq ft / 71.2 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Merry. REF: 1109479



TRG107877 – Version 8
 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.

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01442 824133
tring@brownandmerry.co.uk
 41 High Street, Tring, Herts, HP23 5AA
www.brownandmerry.co.uk