



**CHARLES STREET  
TRING HP23 6BD**



# CHARLES STREET

£415,000 FREEHOLD

TRING, HERTFORDSHIRE HP23 6BD

**This charming end of terrace cottage nestles in the Conservation area in the heart of the town just a short walk to the shops and amenities.**

**Immaculately maintained, this cosy cottage boasts a spacious lounge/dining room which is light and airy has a feature fireplace with ornamental slips, wooden surround and marble hearth, the dining area leads to the extended kitchen which has a tiled floor, base and wall mounted units, butler sink and space for appliances. The kitchen leads onto the newly fitted bathroom. There is a side door leading to the garden. On the first floor there are two bedrooms, the main one providing space for a wardrobe.**

**To the front of the property there is a garden enclosed by a hedge and path to the front door and to the rear is a brick path from the side door leading to the lawn which has a small brick retaining wall and steps to the lawn area. At the end of the lawn is a patio area, perfect for relaxing after a busy day at work.**

**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.**



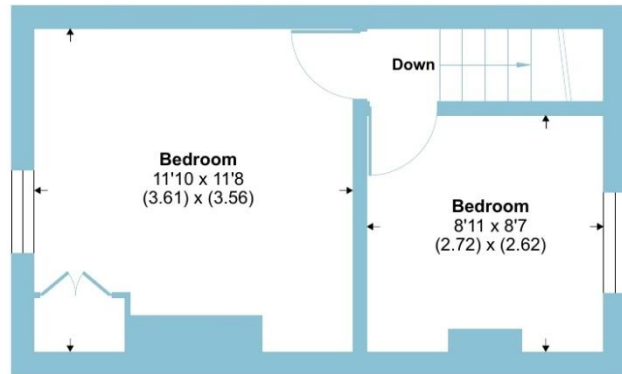




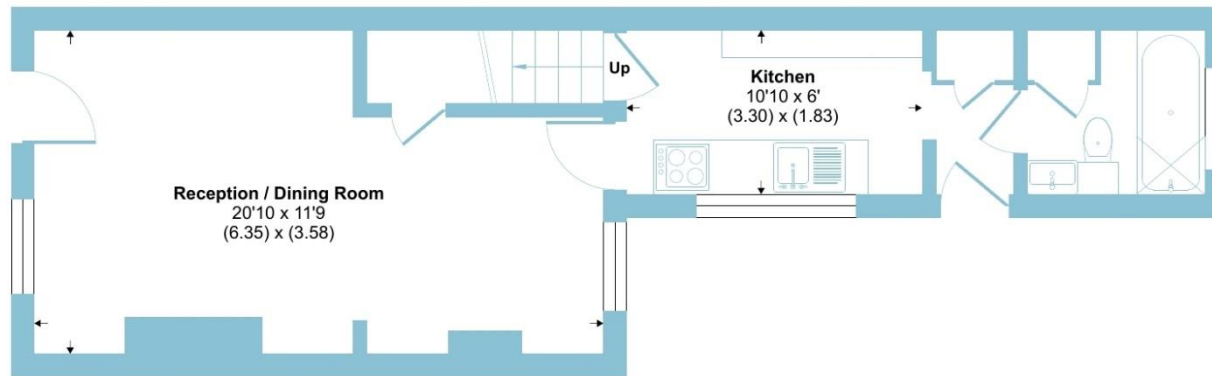


# Charles Street, Tring, HP23

Approximate Area = 626 sq ft / 58.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1122031



- CHARACTER COTTAGE
- TWO BEDROOMS
- NEWLY FITTED BATHROOM
- LOUNGE/ DINING ROOM
- EXTENDED KITCHEN
- GARDENS TO FRONT & REAR
- CONSERVATION AREA
- CLOSE TO LOCAL AMENITIES

TRG107982 – Version 2

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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