



ROSEBERY WAY
TRING, HERTS HP23 5DS

ROSEBERY WAY

OFFERS IN EXCESS OF £345,000 FREEHOLD

TRING, HERTS HP23 5DS

A large, two double bedroom house in central Tring, close to shops and schools.

This spacious two-bedroom house offers excellent accommodation, arranged over two floors. An inviting entrance hall provides space to kick your shoes off and hang your coat. Stairs rise to the first floor and the split-level hallway leads to the lounge at the front and kitchen/ dining room at the rear. The kitchen is fitted with plenty of cabinets, leaving space for the usual appliances. Beyond the kitchen, a rear lobby gives way to the study (perfect for working from home), and with a convenient shower room across the way would be ideal occasional guest bedroom.

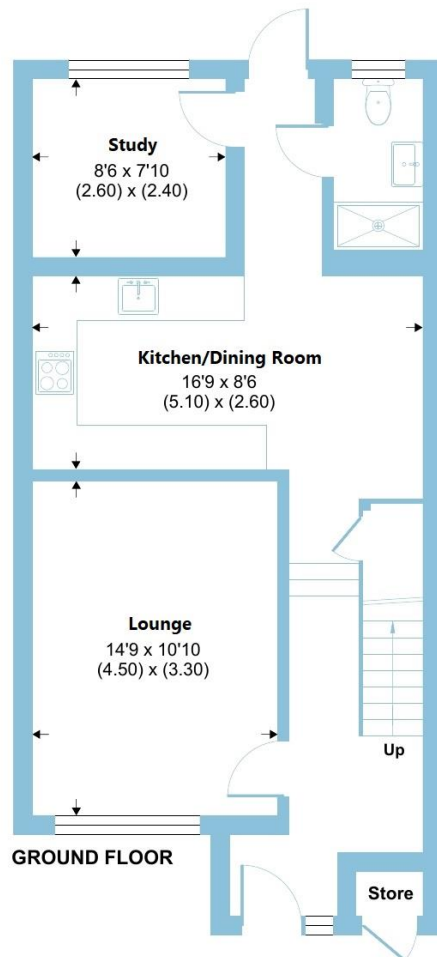
Upstairs are two double bedrooms and a family bathroom. Both bedrooms are good size doubles and the larger has a walk-in wardrobe.

Outside, there is a small front garden with a built-in storage cupboard at the front of the house. The rear garden is low maintenance with a decked patio and steps down to a secluded garden with shed and gated rear access.

Tring is an attractive market town on the northern edge of the Chilterns 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.







Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Merry. REF: 1155039

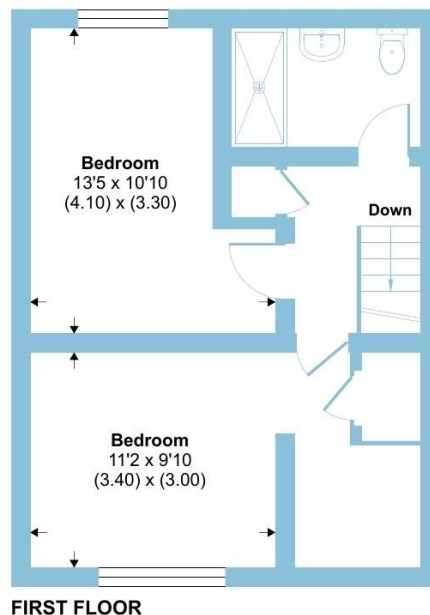
Rosebery Way, Tring, HP23

Approximate Area = 997 sq ft / 92.6 sq m

Outbuilding = 6 sq ft / 0.6 sq m

Total = 1003 sq ft / 93.2 sq m

For identification only - Not to scale



TRG104870 – Version 4

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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