



**BROOK STREET
TRING, HERTS HP23 5EF**

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GUIDE PRICE

£600,000 FREEHOLD

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This stunning, three-bedroom, modern house is beautifully presented throughout and is conveniently located just a short walk from the High Street shops, cafes and restaurants.

This stunning home has been tastefully extended and modernised throughout and occupies an appealing position close to Tring High Street. The property comprises, a spacious entrance hall with cloak area and storage, a WC and utility room with additional plumbing for washing machine, spec for tumble dryer, additional white goods and additional sink. An additional inner-all features built in shelving storage or an ideal study/home working area. To the front of the property is a sitting room, with made to measure Plantations Shutters, decorated neutrally to accommodate almost all tastes. To the rear is the beautiful shaker style kitchen with vaulted ceilings; it includes an island, breakfast bar, large pantry cupboard, Rangemaster cooker with matching extractor, Belfast sink, dishwasher, wine cooler and built-in fridge-freezer.

The sliding doors extend the whole way across the back of the entire property, opening the kitchen, dining area, snug and garden in to one space, perfect for summer months.

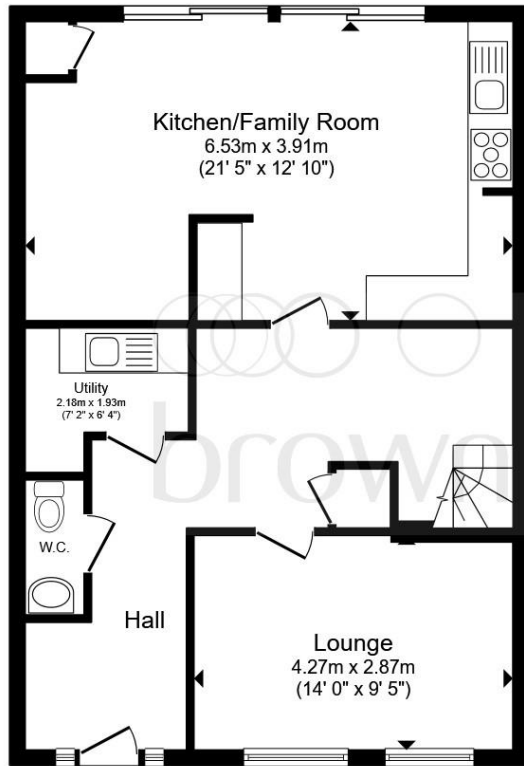
Upstairs has a modern family bathroom, a principal bedroom with en-suite and built in wardrobes. The second bedroom has vaulted ceilings and a useful mezzanine floor, ideal for working, playing or additional storage for storage, and a very good size third bedroom.

Externally to the rear is a westerly facing garden with shed, a private suntrap and not over looked. To the front the property has an attractive picket fence and a large block-paved driveway with parking for 3-4 vehicles.

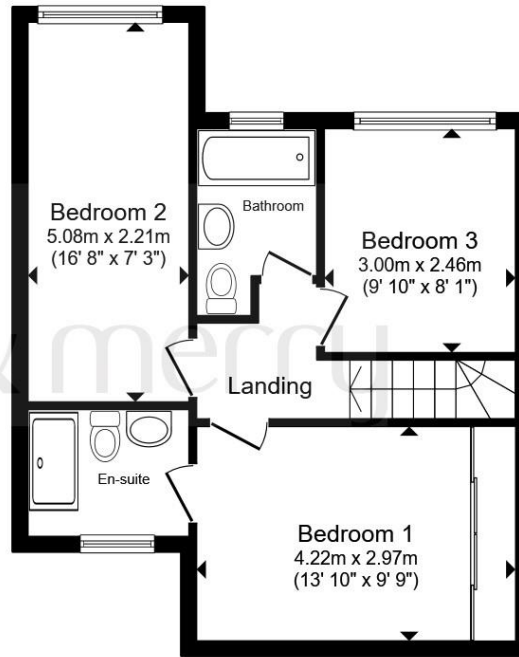
Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day 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 every 2nd & 4th Saturday. There are a number of churches within a few minutes walk/drive as well as 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. The Natural History Museum is located in the town and is an ideal day out for children and adults alike.







Ground Floor



First Floor

Total floor area 108.1 sq.m. (1,163 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC rating – C Council Tax Band - D

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