



**BROOK STREET  
TRING, HP23 5EF**



# BROOK STREET OFFERS IN EXCESS OF £560,000 FREEHOLD

TRING, HERTS HP23 5EF

**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. CHAIN FREE.**

This stunning home has recently 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 plumbing for washing machine, space for tumble dryer, additional white goods and sink. A further inner-hallway 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 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, built-in fridge-freezer and finished with granite work surfaces.

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 entertaining and family living.

Upstairs has a modern family bathroom, a principal bedroom with built in wardrobes and an ensuite shower room. The second bedroom has vaulted ceilings and a useful mezzanine floor, ideal for working, playing or additional storage. The third bedroom is a good-sized double. A fully boarded out loft with lighting is accessible from the landing area via retractable ladders.

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

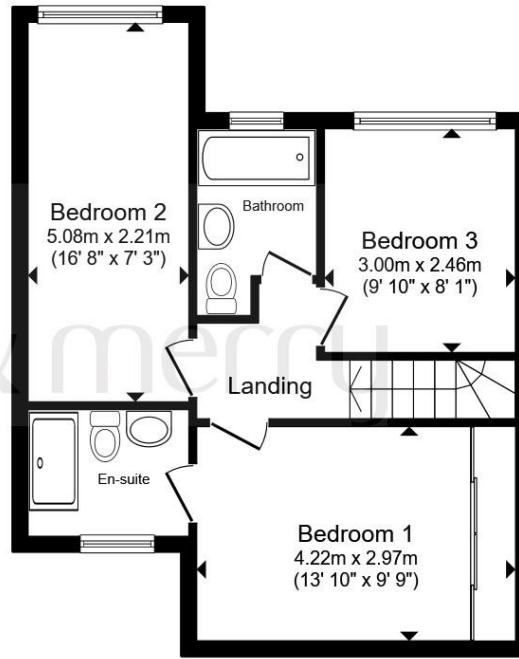
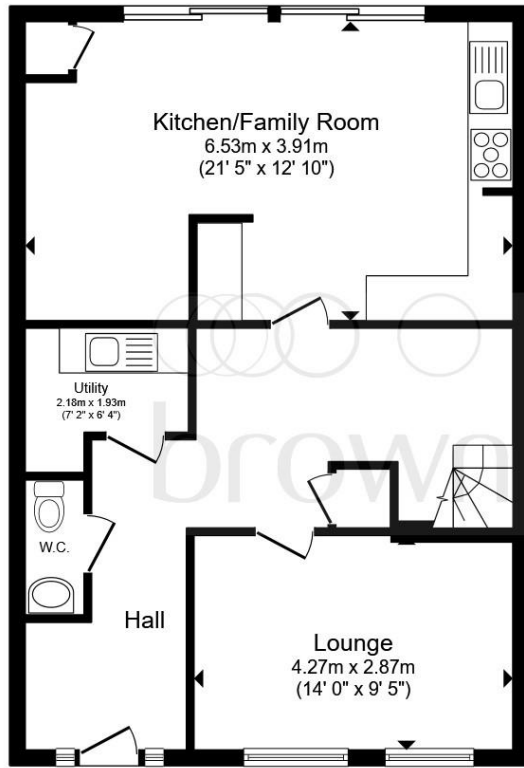
Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day 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

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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