



**KING STREET**  
**TRING HP23 6BJ**



# KING STREET

£425,000 FREEHOLD

TRING, HP23 6BJ

**An exceptionally well presented character cottage in the conservation area of Tring, close to the High Street shops, cafes and restaurants. The cottage comes with a pretty rear garden.**

This lovely cottage in the Tring Triangle is a rare find for those looking for the charm and character of a cottage in the conservation area. The cottage has been lovingly maintained and is bright and airy and very well decorated throughout. The lounge features a log burner and wood flooring which continues through to the dining room. There is a convenient guest w/c and a well appointed kitchen at the rear with a range of cabinets and work tops, with a gas range cooker and space for the usual appliances. Upstairs are two bedrooms and a bathroom.

The rear garden has a large patio seating area with lawn to side and raised flower borders.

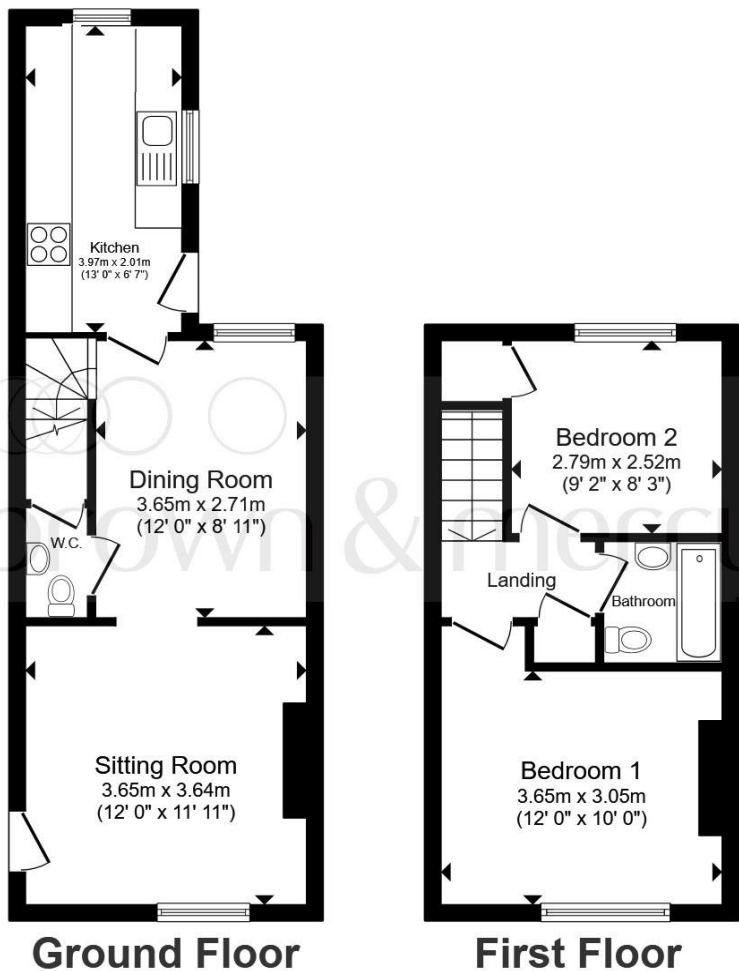
Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day 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 and 4th Saturday. 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.











Total floor area 61.4 m<sup>2</sup> (660 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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EPC rating – D 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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