



HENRY STREET

TRING, HERTFORDSHIRE HP23 6BH

HENRY STREET OFFERS IN EXCESS OF £350,000 FREEHOLD

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A modern two-bedroom semi-detached house with south west facing rear garden, in the very heart of Tring, just off the High Street. Chain free.

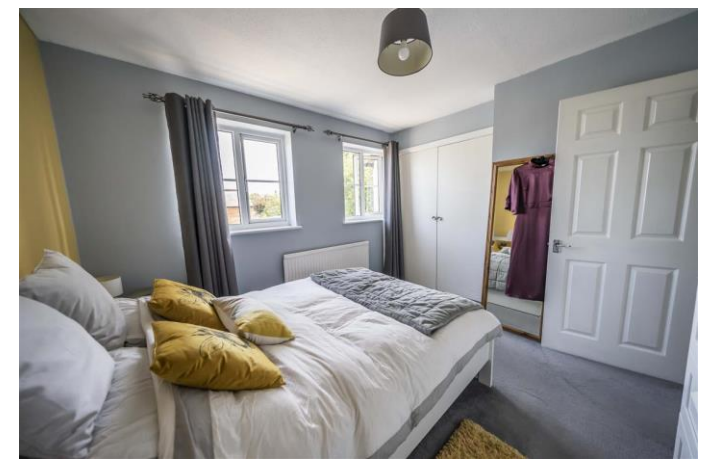
Situated in the Tring Triangle, just off the High Street and extremely convenient for easy access to the Towns shops, coffee shops, and restaurants and other amenities. The house is well presented and is offered with no onward chain.

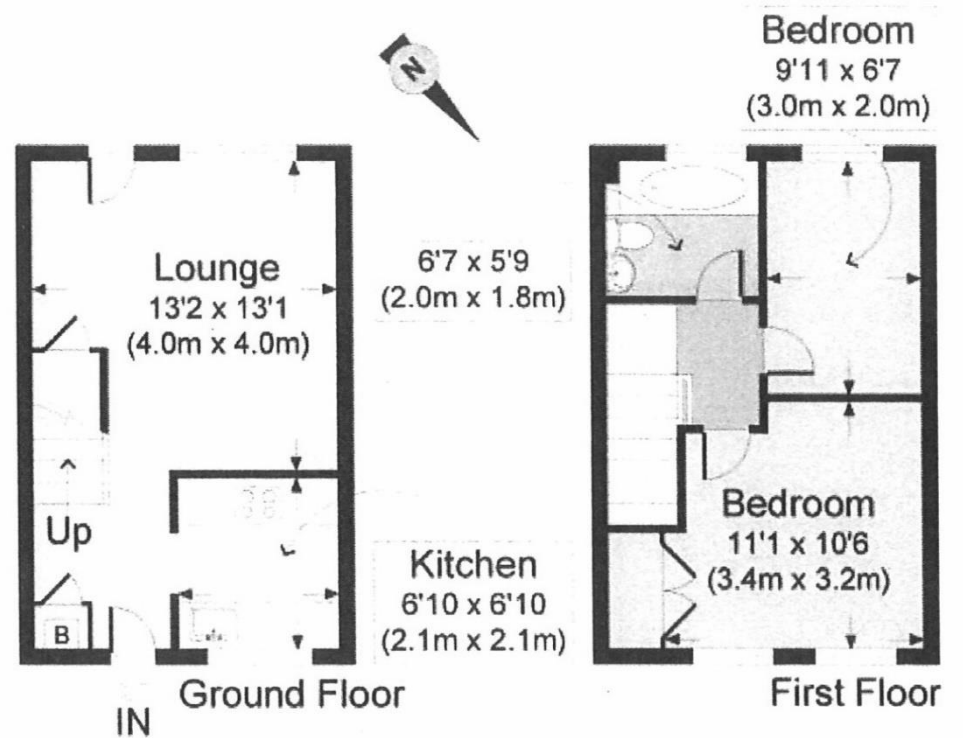
The accommodation comprises: entrance hall, fitted kitchen, open plan living/dining room with patio door to the garden, two bedrooms and a bathroom.

There is an enclosed south westerly facing rear garden which is low maintenance, with gated access at the rear.

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, 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.







TRG104479 – Version 3

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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