



**GWYNNE CLOSE**  
**TRING, HERTFORDSHIRE HP23 5EN**

# GWYNNE CLOSE offers in excess of **£350,000** FREEHOLD

TRING. HERTFORDSHIRE HP23 5EN

**A two bedroom semi-detached house in central Tring, with gas heating, double glazing, gated off road parking and offered with no onward chain.**

This spacious two bedroom property is perfect for first time buyers or down sizers alike. Just around the corner from shops and schools and within walking distance of the High Street cafes and restaurants make this a very appealing location indeed.

An entrance porch will lead you through to a spacious light and airy living room with laminate wood flooring. Beyond, is the kitchen diner, fitted with contemporary glossed units leaving plenty of space to entertain around a large dining table. Patio doors open directly to the rear garden. Built in appliances include electric oven, hob and extractor with space for an upright American fridge freezer, washing machine and tumble dryer. Upstairs there are two double bedrooms and a fully tiled shower room. There is a front lawn with a pathway to the front door and to the bin store at the side. The rear garden is enclosed with timber fencing and is low maintenance with a paved patio and artificial lawn. At the rear of the garden is a block paved area to park the car, with twin gates that open to allow access.

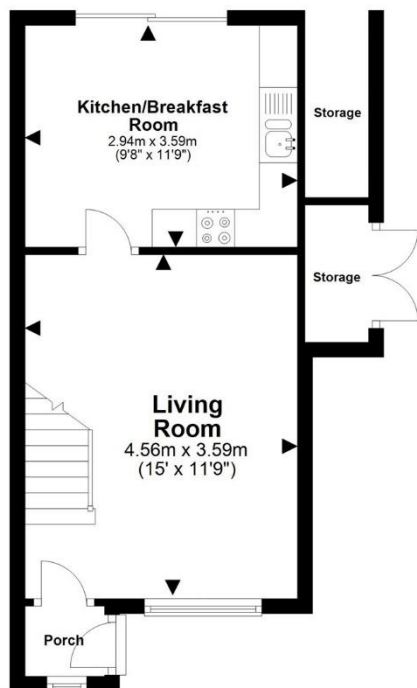
Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day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





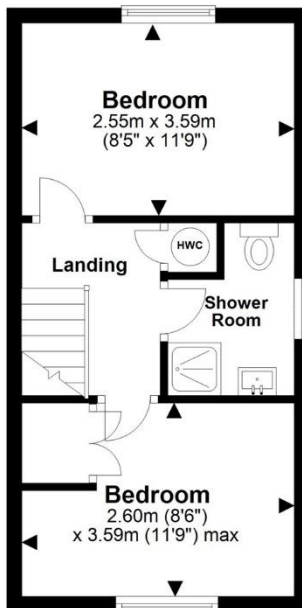
## Ground Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 55.8 sq. metres (600.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

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5AA

TRG108094 – Version 3

EPC rating – tba 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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