



MILL VIEW ROAD
TRING HP23 4ER

MILL VIEW ROAD, TRING, HP23 4ER

GUIDE PRICE **£625,000** FREEHOLD

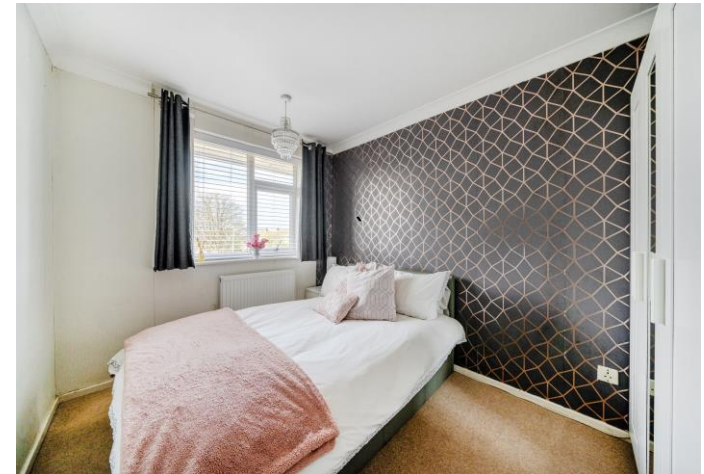
An extended three bedroom semi-detached house in a sought after road offering further scope for extension (subject to planning etc). Large kitchen dining room, southerly rear garden and a convenient location for schools and amenities.

This extended semi-detached family home is located in a particularly attractive position on Mill View Road, just off Christchurch Road. While offering excellent accommodation for the growing family, there is scope for further extension, subject to planning etc). There is an entrance hall with stairs to the first floor and a w/c. The lounge features a double glazed bay window and feature fireplace. The kitchen at the rear has been extended to offer space for the family with a breakfast Island and plenty of cabinets and various appliances. Double glazed French doors open directly to the garden....perfect for summer entertaining. Upstairs are three good size bedrooms and a family bathroom.

Outside, the front garden is mainly lawn with a driveway providing off road parking. The garage has been partly converted (the front is remodelled as a dog grooming salon with a sink and shower hose, while the rear is retained for storage and accessible from the rear garden. The rear garden is southerly facing and secluded. Mainly lawn with a patio make this perfect for children or gardeners alike.

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.





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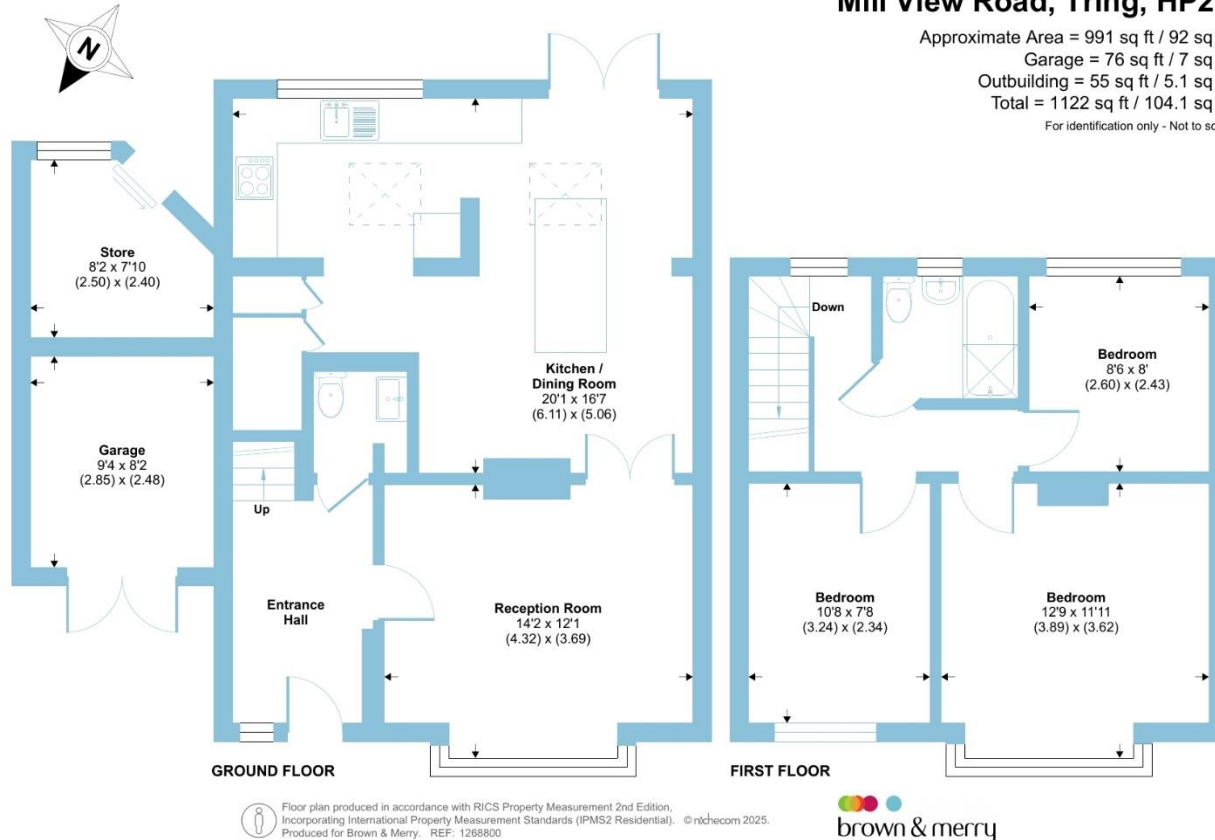
Approximate Area = 991 sq ft / 92 sq m

Garage = 76 sq ft / 7 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 1122 sq ft / 104.1 sq m

For identification only - Not to scale



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TRG104720 – Version 2

EPC rating – C Council Tax Band - D

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