



MILL GARDENS, TRING, HP23 5ES



# MILL GARDENS, TRING, HERTS HP23 5ES

£425,000  
FREEHOLD

**A two bedroom semi-detached house in an ideal location just a short walk from High Street, with plenty of parking, south facing garden and potential to extend (stp)**

Situated in a sought after cul-de-sac, within easy reach of the High Street shops, cafes and restaurants, this well presented semi-detached house is offered with no onward chain. Perfect for down sizers, first time buyers and investors looking for a buy to let as the combination of house and location are ideal. There is even plenty of scope to extend (stp) as many of the neighbours have done in a variety of ways.

The accommodation briefly comprises: entrance hall, bay fronted living room, spacious kitchen/dining room to the rear, two bedrooms and a bathroom. There is a good size front garden and a driveway which extends to the side of the house providing plenty of parking. The south facing rear garden is mainly lawn with a patio and timber shed.

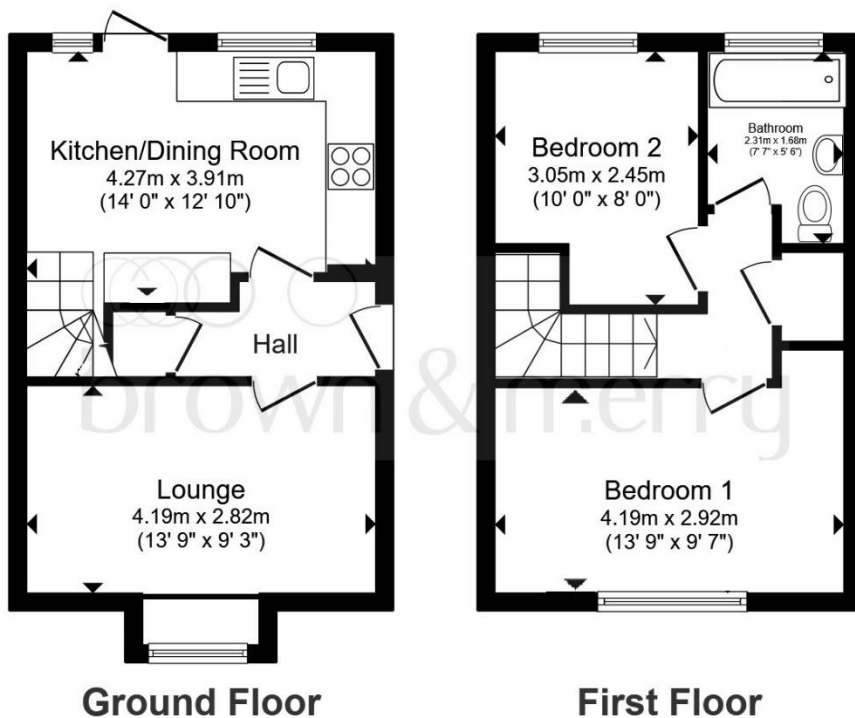
Mill Gardens is a popular cul-de-sac less than quarter of a mile from Tring's charming High Street which sees independently run shops, cafes and restaurants alongside well-known High-Street brands such as Marks & Spencer and Costa Coffee. The market in Church Square is held every Friday and the Farmers Market every 2<sup>nd</sup> and fourth Saturday.

Tring is surrounded by beautiful Chilterns countryside providing endless walks and the Grand Union Canal runs along the edge of town. Tring Park is an expansive green space of fields and woodland which hikers and dog walkers will make a bee line for. The train station offers a fast and frequent service to London Euston (approximately 38 minutes) as well as Milton Keynes and the north, making Tring a popular choice for commuters. The A41 dual carriageway can be joined at Tring, linking the M25 motorway at junction 20 giving convenient access to the London airports.









Total floor area 55.4 m<sup>2</sup> (596 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 – D Council Tax Band - D

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