



MEADOWBROOK
TRING HP23 5HR

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GUIDE PRICE **£460,000** FREEHOLD

A three-bedroom semi-detached house with driveway and beautifully tended gardens, close to the town centre.

This three bedroom semi-detached house is well presented and offers excellent accommodation with lovely secluded gardens and driveway off road parking. The property is set in a no through road and is approximately half a mile walk to the High Street. Schools and a convenience store are within easy reach too and there are endless countryside walks on your doorstep.

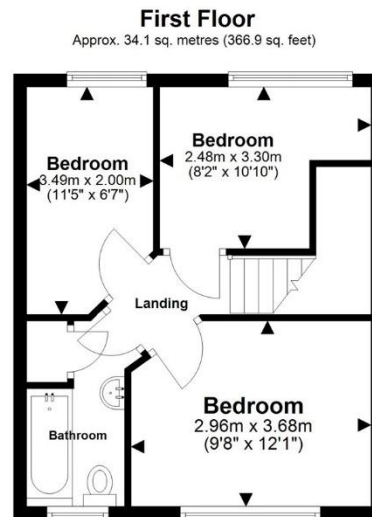
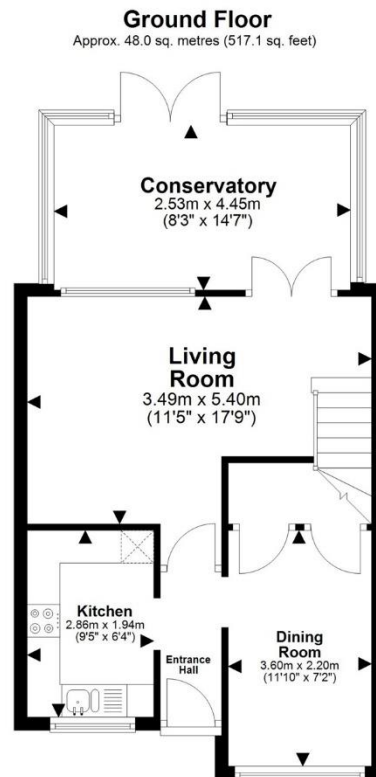
The property has been well maintained throughout and comprises entrance hall, fitted kitchen with integrated appliances including electric double oven, microwave, gas hob and extractor, integrated fridge and dishwasher, dining room, spacious living room, impressive brick base double gazed conservatory with blinds and radiator, three bedrooms and a bathroom. Outside there is a front lawn and a driveway. Gated side access to the rear. The rear garden is secluded and very well maintained with a decked patio, lawn and flower beds and a timber shed.

Meadowbrook is a popular cul-de-sac less around a half 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. 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.

Tring offers a choice of infant and primary schools, and the recently modernised Tring Secondary School. There is also Tring School for the Performing Arts in town and further private education at Berkhamsted School five miles away. Sports enthusiasts will be glad to hear there is something for everyone; a public sports centre and several gyms, football, cricket, rugby, tennis and bowls clubs and an abundance of excellent golf courses in the nearby area.







Total area: approx. 82.1 sq. metres (884.0 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
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01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk

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EPC rating – tba Council Tax Band - C

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