



KINGSLEY WALK, TRING, HP23 5DP

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OFFERS IN EXCESS OF **£400,000** FREEHOLD

This four bedroom terrace house is located in the heart of Tring close to school, park and neighbourhood shops. The property offers spacious accommodation ideal for the growing family.

Step inside and be greeted by a well-designed layout. The ground floor boasts a thoughtfully placed downstairs toilet, adding an extra layer of convenience to your daily routine. The inviting living space seamlessly flows into a modern kitchen, creating a perfect hub for entertaining.

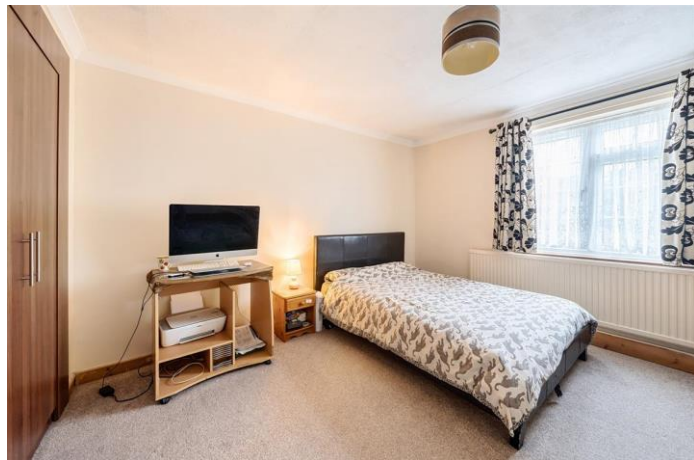
Upstairs, you'll discover the well-proportioned bedrooms and a stylishly appointed shower room.

One of the standout features of this property is the enchanting small rear garden, where you can unwind, or soak up the sun. The low maintenance front garden leads to the useful store room and entrance hall.

Situated in a convenient location, Kingsley Walk enjoys easy access to local amenities, schools, and parks, creating a harmonious blend of community and nature.

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.







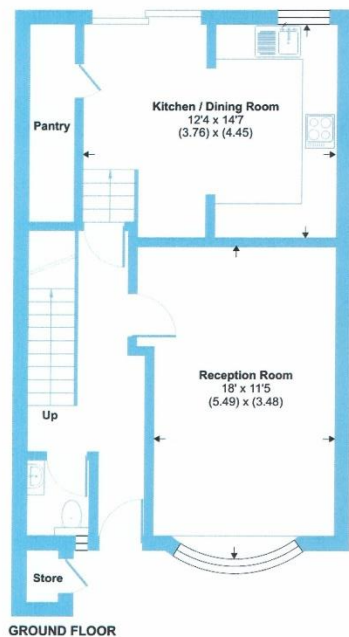
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Approximate Area = 1046 sq ft / 97.1 sq m

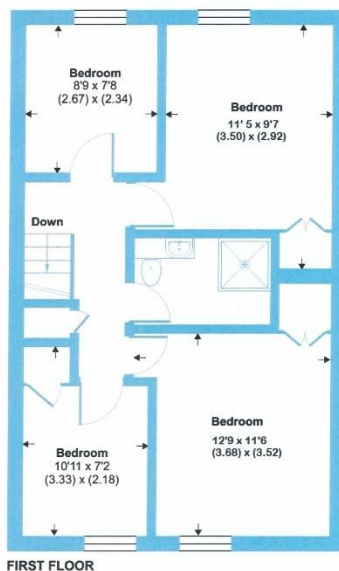
Store = 6 sq ft / 0.5 sq m

Total = 1052 sq ft / 97.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Merry. REF: 1018769



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EPC rating – D Council Tax Band - C

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