



KINGSLEY WALK, TRING HP23 5DP

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£350,000

FREEHOLD

A spacious two double bedroom end of terrace in the centre of Tring, close to shops, schools and the High Street.

This superb end terrace house offers plenty of space and is perfect for first time buyers, downsizers or a small family. With a lovely green and open outlook, the property is ideally located for easy access to parks and countryside, shops and schools and the High Street is less than half a mile walk where you will find an abundance of independent shops and restaurants alongside High Street brands such as Costa Coffee and M&S.

The property is double glazed and has gas central heating. There is a guest w/c and storage cupboard off the entrance hall and stairs lead to the first floor. The large kitchen/dining room with high ceiling gives a wonderful impression of space and is perfect for entertaining family and friends. The living room at the rear is light and airy and leads directly to the rear garden. Upstairs are two large double bedrooms and a bathroom and there is access to the loft.

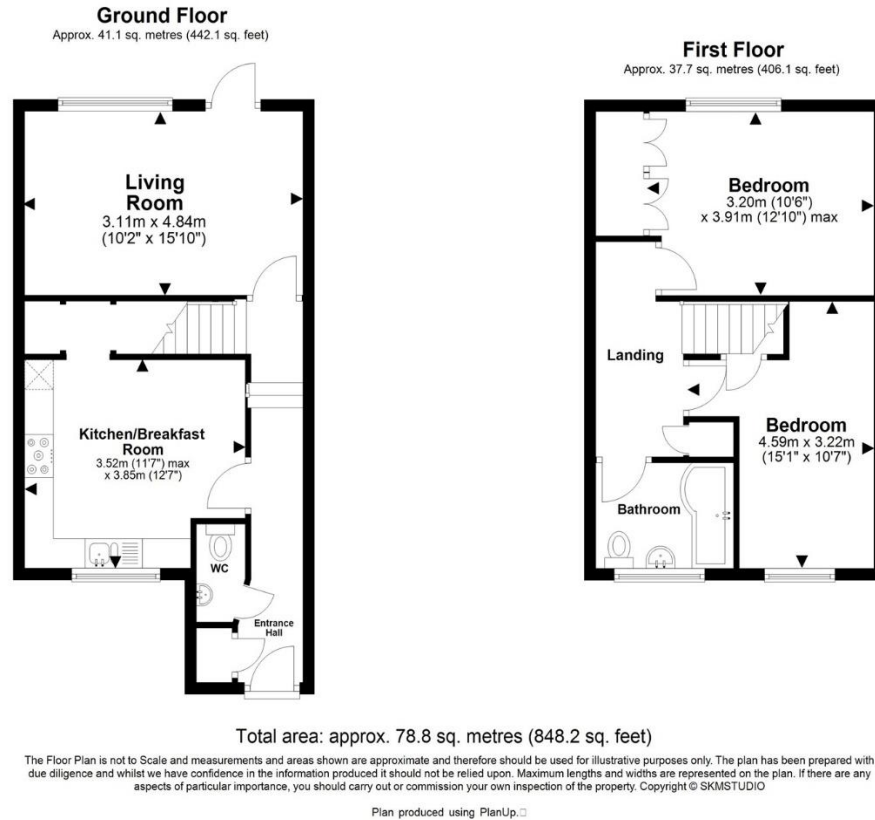
Outside, there is a small front garden with a pathway leading to the front door. The rear garden is south facing, enjoying the best of the afternoon and evening sunshine. There is a storage shed and gated access.

Kingsley Walk is a popular cul-de-sac less than 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 Charter market in Church Square is held every Friday and the Farmers Market every 2nd and 4th 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.

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.







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EPC rating – Council Tax Band - C

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