



FRIARS WALK, TRING, HERTS HP23 4AP



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GUIDE PRICE **£550,000** FREEHOLD

**A beautifully presented three bedroom semi-detached house with excellent scope to extend (STP), in a highly sort after road close to schools and the High Street. Chain free.**

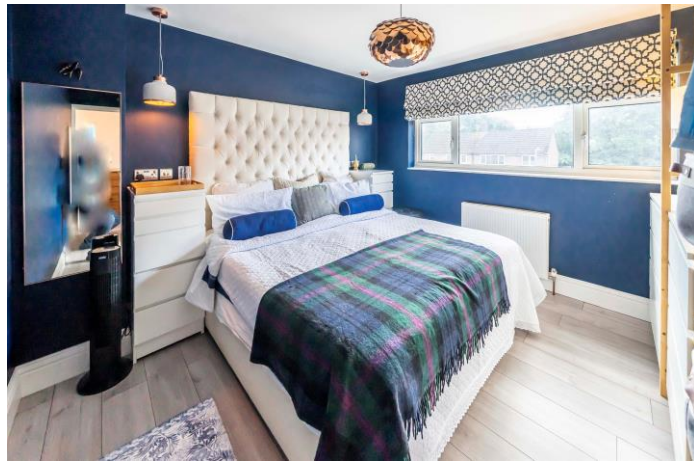
Friars Walk is a popular location within a few minutes walk to the High Street shops, cafes and restaurants, and just around the corner from Goldfield School (OFSTED outstanding). Many of the properties in the street have extended and modified, so there is plenty of inspiration for would be buyers.

The house is beautifully presented throughout, with modern kitchen and bathroom. The accommodation briefly comprises: entrance hall with stairs to the first floor and attractive floor tiles, lounge with open fire place and opening to the kitchen/dining room; fitted with a range of modern units, conservatory, large garage (with connecting door to the kitchen), three good size bedrooms and a family bathroom. There is a pretty front garden with a double width driveway. The rear garden has a patio area and steps to the lawn and decked sitting area. There are flower beds and a potting shed and a children's play 'Fort'.

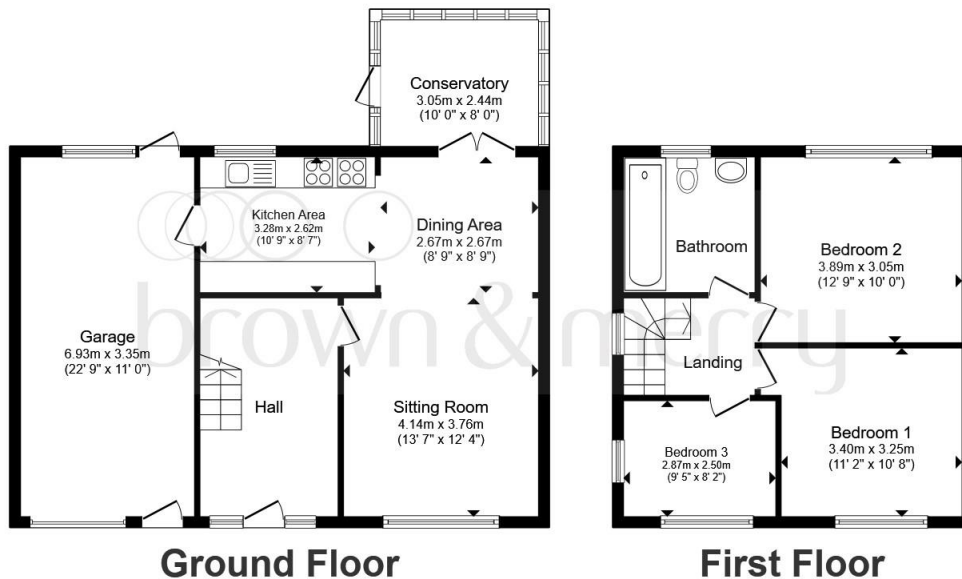
Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day 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 the 2nd and 4th 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.











Total floor area 122.5 m<sup>2</sup> (1,318 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](http://www.focalagent.com)

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TRG108544 – Version 3

EPC rating – E Council Tax Band - D

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