



NURSERY GARDENS, TRING, HP23 5HZ



NURSERY GARDENS, TRING, HERTS, HP23 5HZ

£735,000 FREEHOLD

This detached house is offered in good decorative order throughout and enjoys a perfect position in a peaceful cul-de-sac on the doorstep of the town centre, close to shops, schools and sports facilities.

Nursery Gardens is a sought-after cul-de-sac just off Mortimer hill in Tring, and just around the corner from the High Street shops, restaurants and cafes. Tring School is just along the road within five minutes' walk and Grove Road Primary Schools is a little further around the corner, making this ideal for families. There is park land and play areas along with sports clubs, including cricket, rugby, football, bowling and tennis, within short walking distance too.

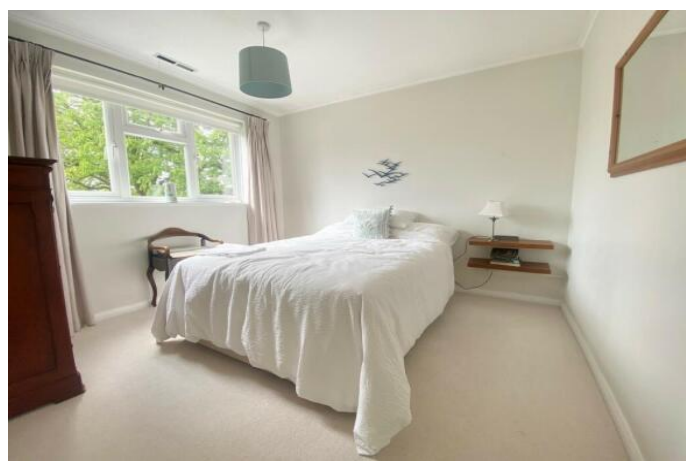
The accommodation comprises: an entrance hall, downstairs w/c, three reception rooms including a conservatory overlooking the beautifully mature but landscaped garden, kitchen and utility area. Upstairs has four good size bedrooms, an en- suite to the principal bedroom, and a family bathroom.

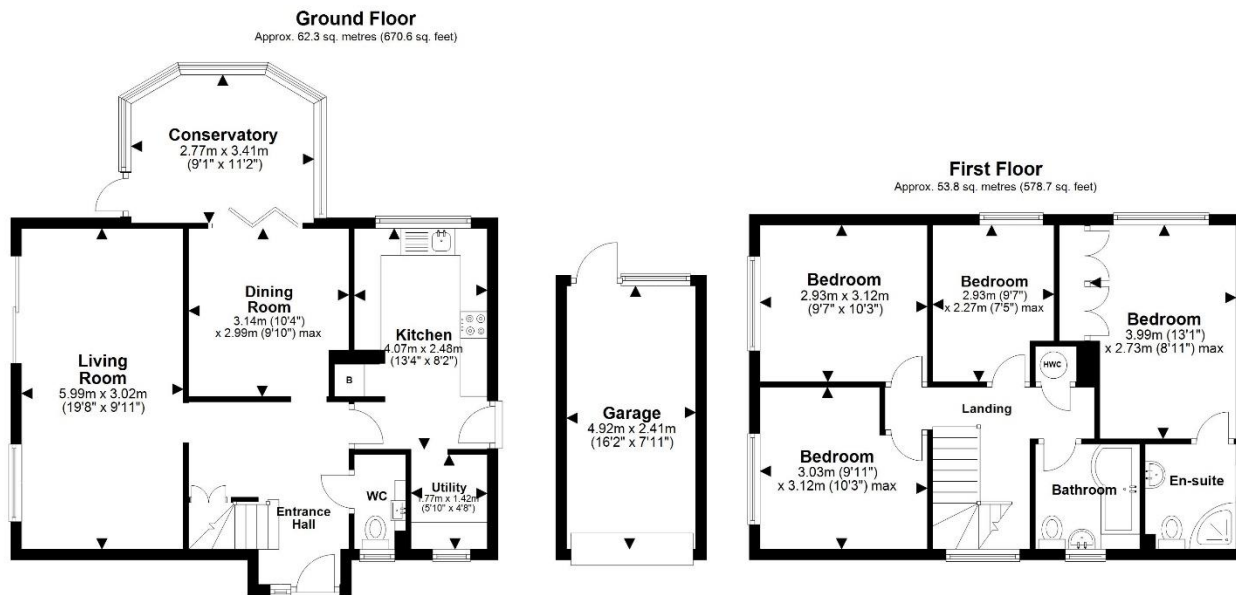
To the front of this home, there is a garage and driveway.

Tring is a market town at the foot of the Chiltern Hills with a 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 Farmers 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. 116.1 sq. metres (1249.3 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
Plan produced using PlanUp.

01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk

TRG107646 – Version 4

EPC rating – C Council Tax Band - F

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

