



**ELM TREE WALK**  
**TRING, HERTFORDSHIRE HP23 5EB**



# ELM TREE WALK

GUIDE PRICE

£375,000

FREEHOLD

TRING. HERTFORDSHIRE HP23 5EB

**This well-proportioned family home is conveniently located close to schools and neighbourhood shops and within a short walk to the town centre. The property which is in need of some updating, is offered with no upper chain.**

The porch opens to an entrance hall with a cloakroom and a spacious lounge/dining room with patio doors leading to the garden.

The kitchen has fitted cupboards and space for a cooker, fridge and washing machine.

Moving upstairs and the three well-proportioned bedrooms offer space with two double rooms, both with fitted wardrobes, and a good size single. There is a family bathroom complete with walk in shower room with wash hand basin, WC and shower.

Outside there is a footpath leading to the front door, a paved garden with flower borders. The rear garden is low maintenance, mature shrubs and flower beds.

There is a detached garage in a block.

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, Simply Food, 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 2<sup>nd</sup> and 4<sup>th</sup> 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.



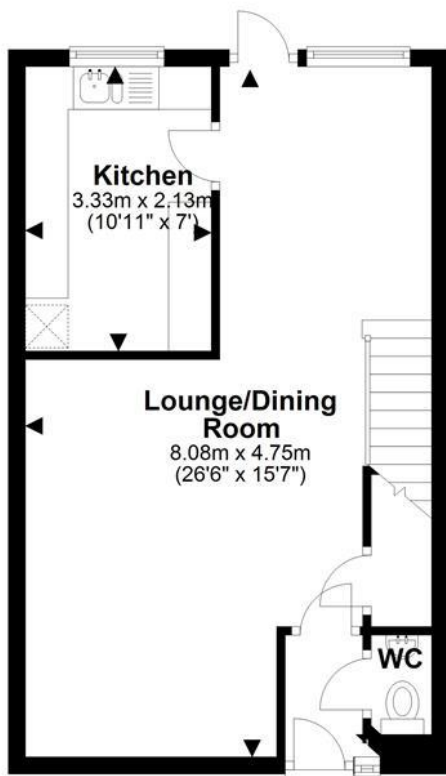






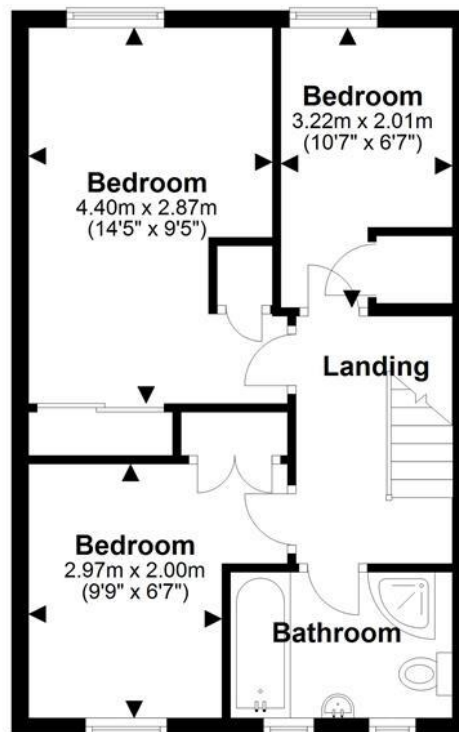
## Ground Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 77.2 sq. metres (830.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

TRG108594 – Version 3  
EPC rating – C Council Tax Band - C



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