



KING STREET, TRING HP23 6BE

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£300,000 FREEHOLD

A gorgeous Victorian cottage in the Tring conservation area, just a short walk from the High Street shops, cafes and restaurants.

The cottage stands behind a pretty front garden and is beautifully presented. The entrance porch leads through to the cosy lounge which features an open fire and fitted bookshelves. The kitchen at the rear is fitted with traditional cottage style cabinets, with a built in oven & hob and breakfast bar. There's a door to the rear garden and a wooden drop latch door to the staircase leading upstairs. On the first floor is a large double bedroom with twin built in wardrobes and large bright bathroom. Outside the rear garden is a joy. A cottage garden with gravel path and flower beds filled with a variety of colourful flowers and shrubs....perfect for pollinators. There's a timber shed providing excellent garden storage.

King Street is a sought after Victorian street in the Tring Triangle; the original Tring and conservation area, and just a short stroll to 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 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.

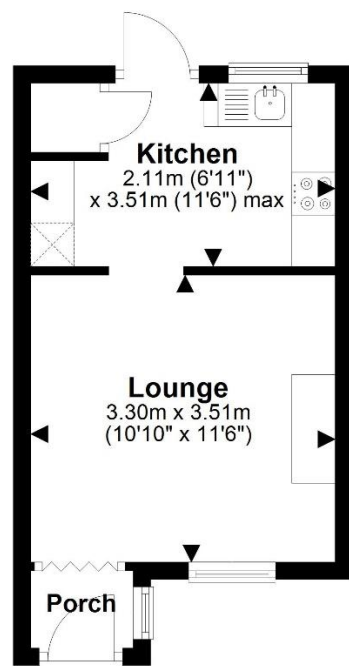
Tring offers a choice of infant and primary schools, and the recently modernised Tring Secondary School. There is also Tring School for the Performing Arts in town and further private education at Berkhamsted School five miles away. Sports enthusiasts will be glad to hear there is something for everyone; 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.





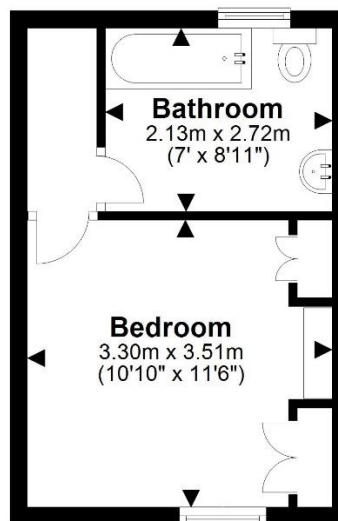
Ground Floor

Approx. 20.5 sq. metres (220.4 sq. feet)



First Floor

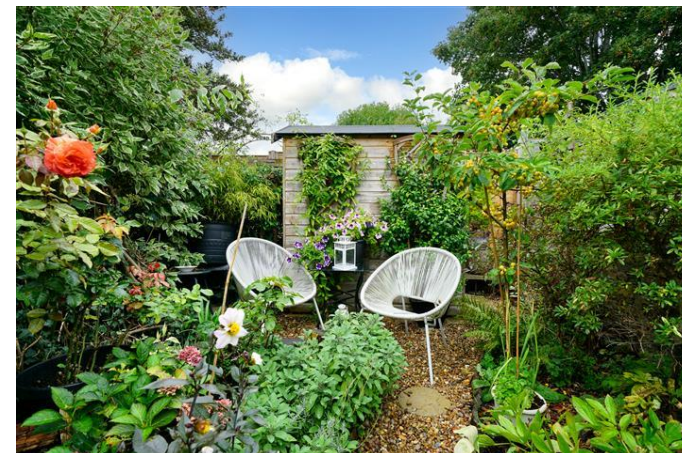
Approx. 19.6 sq. metres (211.1 sq. feet)



Total area: approx. 40.1 sq. metres (431.5 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.

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EPC rating – C Council Tax Band - C

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- > One bedroom
- > Lounge with fireplace
- > Pretty period cottage
- > Located in the conservation area
- > Gardens to the front and rear
- > Easy walking distance of town centre
- > Gas heating