



MEADOWBROOK TRING HP23 5HR

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£495,000 FREEHOLD

An immaculately presented, extended three bedroom end of terrace with off road parking for two cars and secluded rear garden.

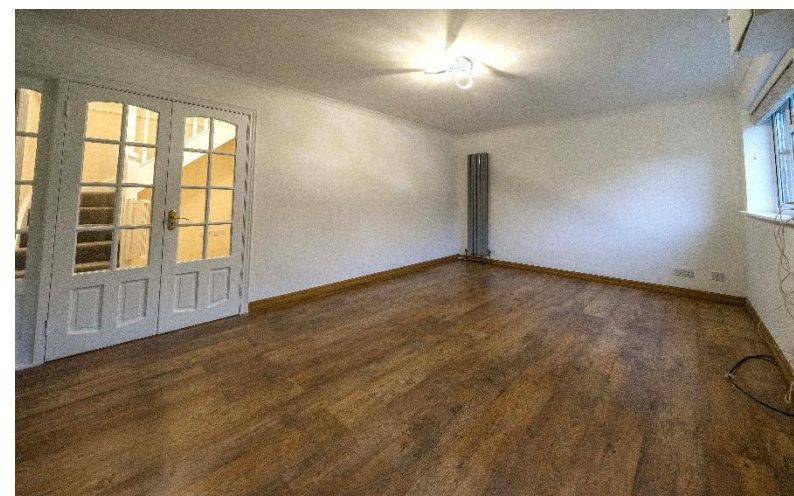
This beautifully presented family home has been extended to provide superb accommodation to suit the modern family lifestyle. The spacious living room is bright and airy and leads through to an inner hall with stairs to the first floor. The extended kitchen is at the rear and opens directly onto the garden. The layout has been thoughtfully designed to create maximum storage and a sociable atmosphere whether entertaining family or friends. The appliances are all there ready for you, including a large Rangemaster gas cooker, built in microwave, built in dishwasher, fridge freezer, washing machine and tumble dryer and there's space for a family dining table. Doors lead out to the sunny, west facing rear garden, creating an ideal flow in the summer months.

Upstairs, there are three good size bedrooms and a family bathroom, all arranged around a landing which provides access to the loft.

There is a small front garden with a side passage to the rear. The rear garden is west facing, making the most of the afternoon and evening sunshine, and has a large patio, lawn and pond and a useful storage shed. There is a back gate leading directly to the two parking spaces.

Meadow Brook is a popular location around a 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 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.







TRG108755 – Version 2
EPC rating – C Council Tax Band - D

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