



GROVE GARDENS, TRING HP23 5PY

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Offers in the region of **£300,000** freehold

This ideal one bedroom house is located on Grove Gardens here in Tring and is perfect for first time buyers, investors and downsizers. Boasting a private rear garden, ample parking and good living accommodation throughout this property is one not to be missed!

Located in the sought after development of Grove Gardens is this fantastic one-bedroom home. The property is presented in good condition throughout and is perfect for first time buyers, investors and downsizers. This delightful home consists of a bright and spacious living room, a fully equipped kitchen, family size bathroom, large double bedroom and a private rear garden. Further benefits include ample communal parking, a modern boiler and double glazing throughout. This excellent property is located in the heart of Tring within a well maintained and attractive development.

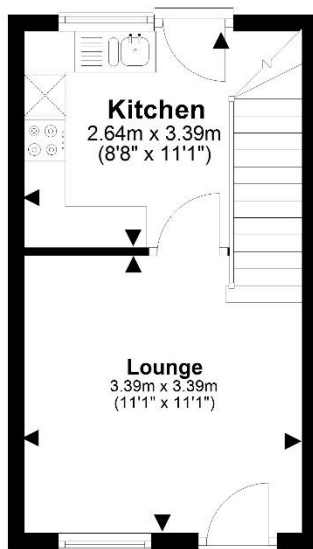
Grove Gardens is a popular cul-de-sac approximately quarter of a mile walk from Tring's charming High Street which sees independently run shops, cafes and restaurants alongside well known High Street brands such as Marks & Spencer and Costa Coffee. The Farmers market in Church Square is held every Friday. 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.





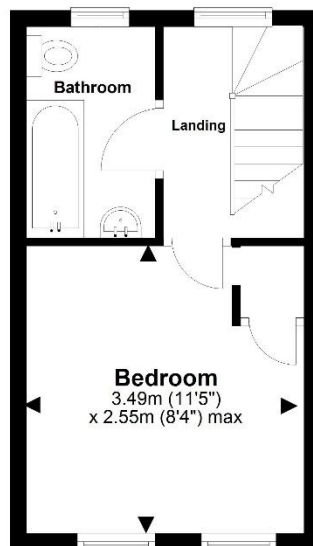
Ground Floor

Approx. 20.8 sq. metres (223.4 sq. feet)



First Floor

Approx. 21.1 sq. metres (227.3 sq. feet)



Total area: approx. 41.9 sq. metres (450.8 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.□

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TRG108472 – Version 2

EPC rating – TBC Council Tax Band -B

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