



PARK ROAD TRING HP23 6BN

PARK ROAD, TRING, HP23 6BN

Offers in excess of **£400,000** FREEHOLD

A gorgeous character cottage with countryside views, in Park Road Tring, just a short walk to the High Street.

This gorgeous Victorian cottage is ideally located in Park Road, overlooking paddocks and just a stones throw from countryside & woodland walks and Tring Park. Trings pretty High Street is just around the corner with a variety of independent shops and restaurants as well as well known High Street brands such as Costa Coffee and M&S.

The house it's self is set behind a well maintained cottage garden with a picket fence and is beautifully presented throughout. From the moment you step through the front door, there is a warm and welcoming feel. The lounge features a Victorian fireplace and wood flooring which continues through to the kitchen/dining room at the rear. The cream coloured shaker style cabinets give the kitchen a traditional look and there is space for a dining table too. The bathroom is stylishly appointed with a modern suite and tiled floor. Upstairs are two double bedrooms.

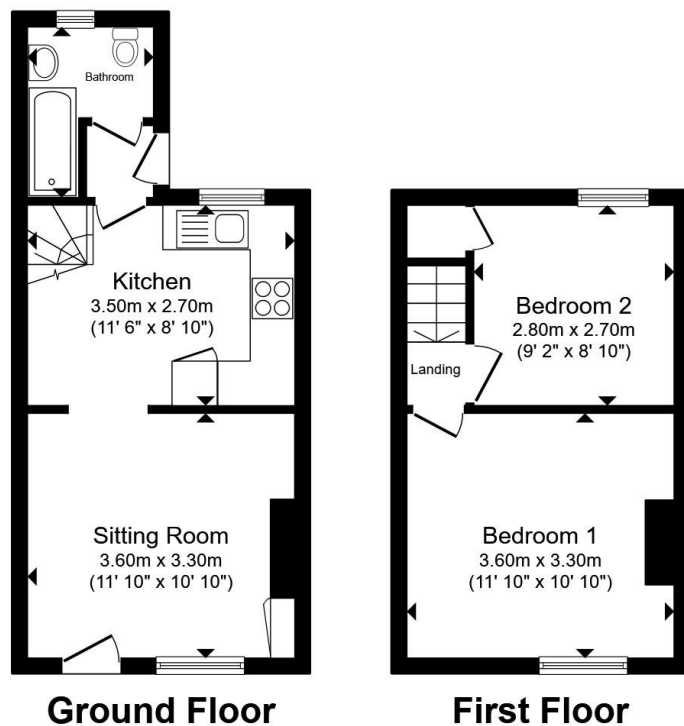
The rear garden is well maintained and enclosed with timber fencing with gated access at the rear. There is a good size patio, lawn and summerhouse.

Park Road is one of the most sought after roads in Tring, for character properties and overlooks paddock land. It's located approximately five minutes 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.

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 floor area 48.0 m² (517 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC rating – C Council Tax Band - C

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