



PHEASANT CLOSE, TRING, HP23 5EQ



# PHEASANT CLOSE, TRING

OFFERS IN THE REGION OF **£575,000** FREEHOLD

**A three bedroom detached home with gardens and garage, within close proximity to shops, schools, countryside and the High Street. Chain free.**

This detached house is located in the centre of Tring, with shops and schools just around the corner. The High Street is under a mile away, with a variety of shops, cafes and restaurants.

The house itself provides spacious modern living accommodation, arranged over two floors. There is a shower room off the hallway and a door to the impressive open plan living/dining room offering plenty of space to entertain family and friends. Stairs and an elevator, provide access to the first floor. The kitchen at the rear is fitted with a built in electric oven and hob, with space for various appliances. The modern, brick base, uPVC conservatory completes the ground floor. Upstairs are three good size double bedrooms and a family bathroom. There is a store cupboard in bedroom two and the lift is accessed via bedroom three.

Outside there is a front garden which is brick paved with shrubs and timber fencing.

To the rear there is a southerly facing rear garden with decked patio, storage shed, lawn and gated rear access to the garage and driveway. The garage has power and light and a door leading directly to the garden.

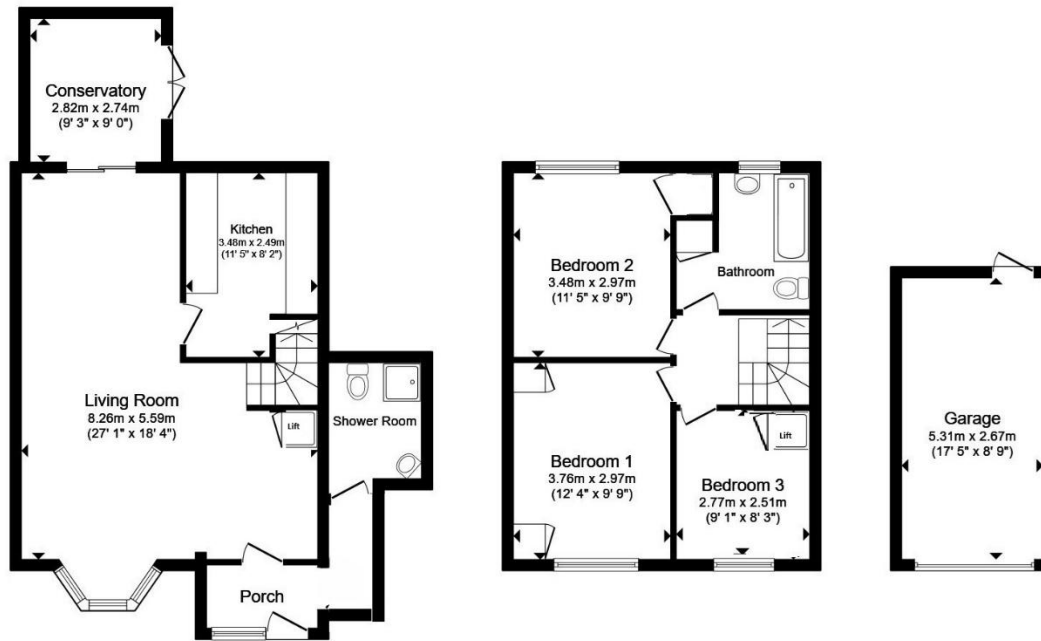
Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer, 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 alternate 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.











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EPC rating – D Council Tax Band - E

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Ombudsman**