



ROSEBERRY WAY, TRING, HERTFORDSHIRE, HP23 5DU



Rosebery Way Tring £475,000 FREEHOLD

A beautifully presented five bedroom town house offering over 1400sqft of accommodation in the centre of Tring with spacious modern kitchen/dining room with bi-fold doors and utility. There's also a double width driveway and garage.

This superb town house offers versatile accommodation over three floors and is situated in the centre of Tring, close to shops and schools, and within walking distance of the High Street shops and restaurants. There is a driveway at the front providing off road parking, and a garage with power and light. Steps lead to the composite front door which opens to an inviting entrance hall with a guest shower room and stairs to the first floor. The kitchen/dining room is simply stunning, with a recently fitted range of contemporary units which continue into the utility room providing plenty of storage. Quartz work tops provide excellent preparation space and there is a large four seater breakfast bar and plenty of space for a family dining table in front of bi-fold doors which open directly onto the patio. Appliances include built in electric fan oven, combination oven, induction hob with extractor over, dishwasher, and Quooker instant boiling water tap. The utility room has space for the tumble dryer and washing machine and space for an American style fridge freezer (water supply in place if required). On the first floor is a large dual aspect living room with large windows to front and rear. Bedrooms four and five are also on the first floor offering excellent versatility to be used as a study or office if working from home. On the top floor are three double bedrooms with lovely elevated views, and a large modern well appointed family bathroom with separate walk-in shower.

Rosebery Way is located in the very heart of Tring and a very popular choice for families due to its convenient proximity to amenities. Shops, parks and countryside are all just around the corner with primary school moments walk away and Tring secondary school within easy reach. Tring's bustling High Street is within half a mile walk where independent boutique shops, cafes and restaurants sit alongside well known high street brands such as M&S and Costa Coffee, with Tesco just a little further on the edge of town. There are doctors surgeries, dentists, opticians and pharmacies and various gyms/fitness centres. Tring has a variety of sports clubs including rugby, football, tennis, cricket and bowls along with Tring sports centre with indoor pool.

Tring has a mainline train station which provides a frequent service to London Euston (approximately 38 mins) and the North. The A41 dual carriageway at Tring links to the M1 and M25 motorways giving easy access to the London Airports







KEY FEATURES

FIVE BEDROOMS

DOUBLE ASPECT LOUNGE

SUPERB KITCHEN/DINER

TWO BEDROOMS ON FIRST FLOOR

UTILITY ROOM

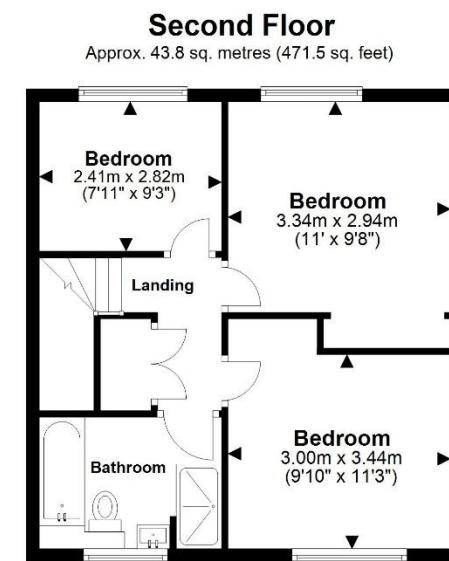
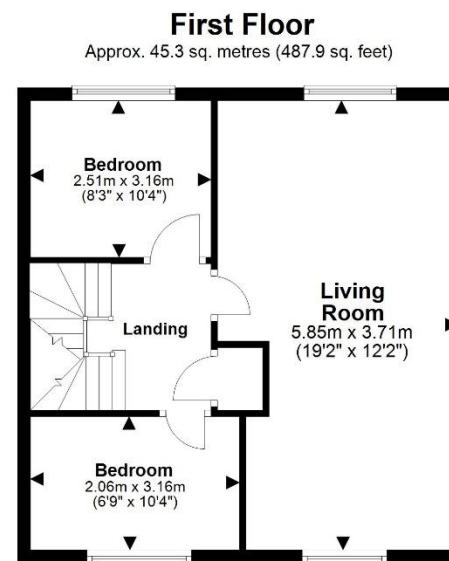
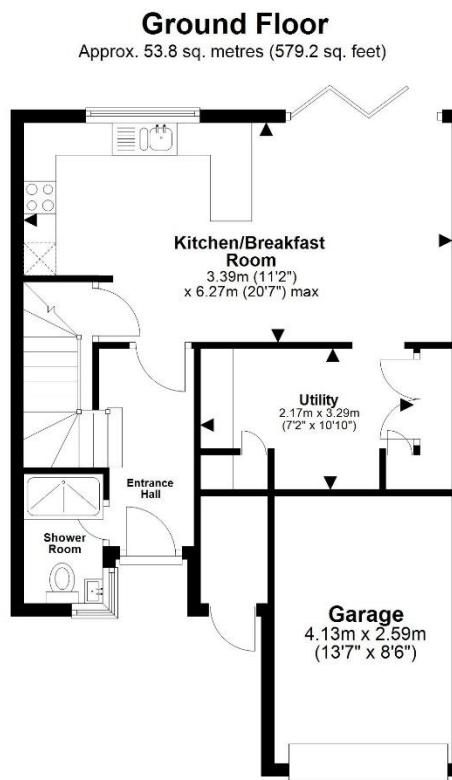
THREE BEDROOMS ON SECOND
FLOOR

GARAGE, DRIVEWAY &
REAR GARDEN

GROUND FLOOR SHOWER ROOM







Total area: approx. 142.9 sq. metres (1538.6 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.□

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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EPC rating TBC