



OKELEY LANE, TRING, HERTFORDSHIRE, HP23 4HD

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£450,000 FREEHOLD

This spacious family home offers three large double bedrooms and has been lovingly looked after by the current owner for over 40 years, and now offers excellent scope for the new owners to add their mark.

The ground floor features an entrance porch and a hallway with underfloor heating, and a w/c; a door to the integral garage which provides excellent storage and scope for conversion to playroom, office or gym; a good size kitchen with plenty of storage and a breakfast bar, and a full width living/dining room with direct access to the rear garden. Upstairs are three large double bedrooms, each with built in recessed wardrobes, and a family bathroom.

There is a driveway leading to the garage and a lawn area with a pathway to the front door. The rear garden is a good size and west facing to enjoy the afternoon and evening sunshine. There is a well maintained lawn with flower and shrub borders and a patio for entertaining. A rear gate gives access.

Okeley Lane is a very popular choice for families due to its convenient proximity to parks and countryside and with primary and infant schools a short walk away. 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. The brand new Lidl store is a 5 minute walk away too. 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.

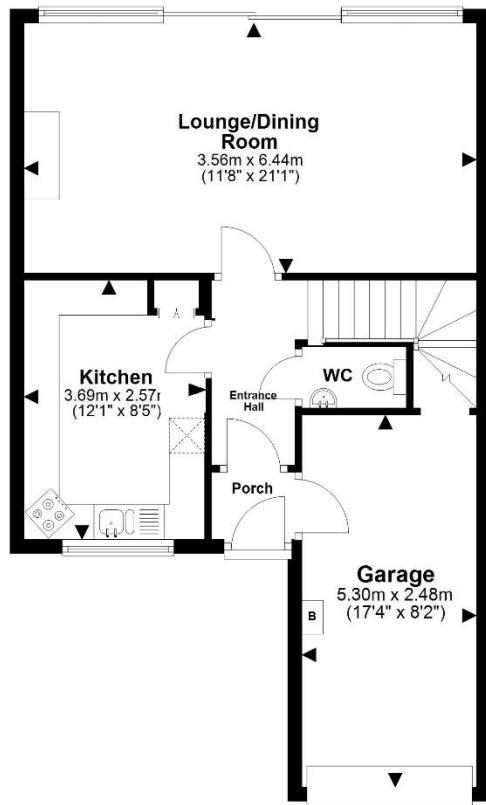
Tring has a mainline train station which provides a frequent service to London Euston (approximately 38 mins) and the North. The A41 dual carriageway at Tring links to the M1 and M25 motorways giving easy access to the London Airports.





Ground Floor

Approx. 56.1 sq. metres (603.5 sq. feet)



Total area: approx. 103.5 sq. metres (1114.5 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.□

TRG 108816 – Version4

EPC rating –TBC Council Tax Band -D



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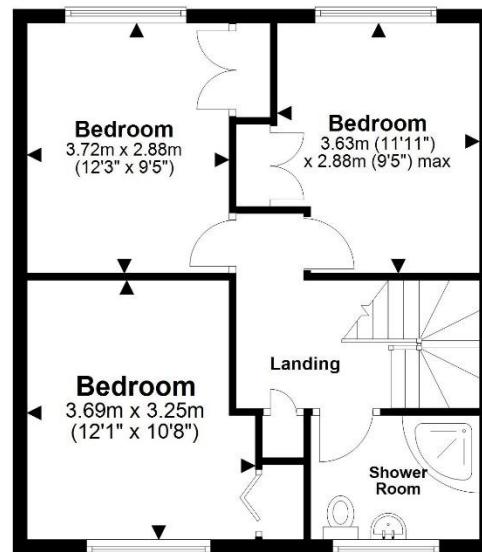
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First Floor

Approx. 47.5 sq. metres (511.0 sq. feet)



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.