



OKELEY LANE, TRING, HERTFORDSHIRE, HP23 4HD



# OKELEY LANE, TRING, HERTFORDSHIRE

£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 gymnasiums/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.



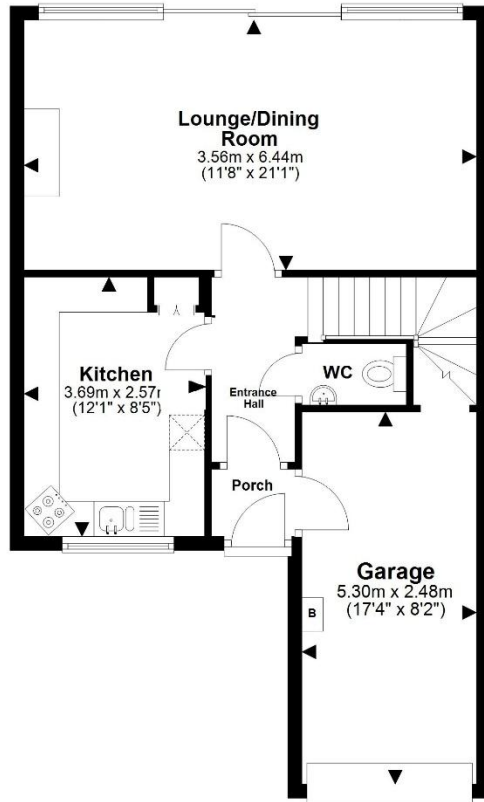






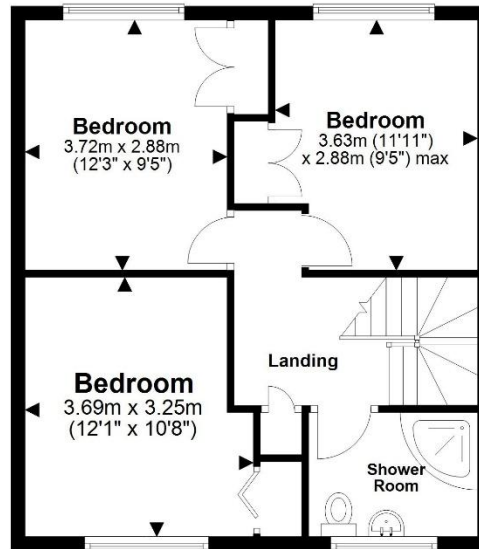
## Ground Floor

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



## First Floor

Approx. 47.5 sq. metres (511.0 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.□

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EPC rating –TBC Council Tax Band -D



  
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