



KINGSLEY WALK, TRING HP23 5DN



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£375,000

FREEHOLD

**A spacious three-bedroom mid-terrace family home located within a stone's throw to the Co-op and Dundale Primary and Nursery School.**

There is an inviting porch which provides space for 'kicking off your shoes' and hanging up your coats. This then leads into a bright and airy family room, a feeling that is displayed throughout the property. The spacious kitchen/dining room opens up to the conservatory with doors out to the garden. On the first floor there are three bedrooms and a family bathroom.

To the front of the property there is a garden and paved path enclosed by a picket fence. There is a good size garden at the back which is laid out with a patio, area of lawn and a decking area at the rear. The property benefits from a garage which is situated in a block.

Kingsley Walk is a cul-de-sac less than half a mile 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 Charter market in Church Square is held every Friday and the Famers Market every 2nd and 4th Saturday. 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.



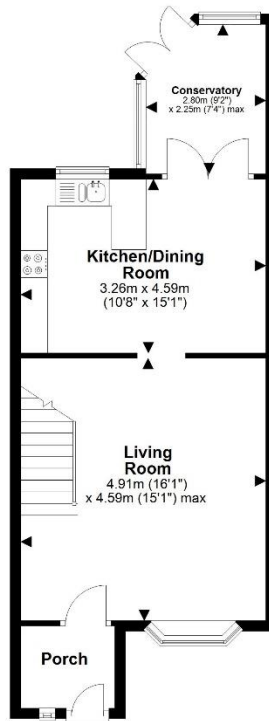






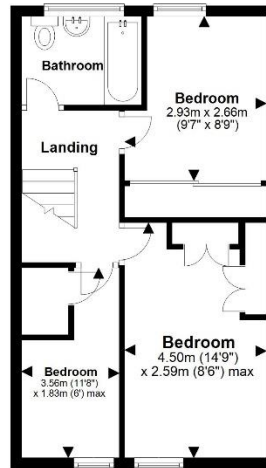
### Ground Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



### First Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



Total area: approx. 85.5 sq. metres (920.1 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

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EPC rating – C Council Tax Band - C

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