



57 Brook Street

Tring, Hertfordshire HP23 5EF



Perfectly located for town and country.

This charming cottage radiates period character and a welcoming atmosphere. With elegant living spaces, two bedrooms and a spacious family bathroom upstairs, it strikes a perfect balance between timeless allure and everyday functionality.

Located just a few minutes' walk from the town centre, the property boasts a wonderfully convenient position, with local amenities nearby, while the tranquil countryside, canal, and reservoirs lie just a short walk away, offering the best of both worlds.

The ground floor features a spacious sitting room with a fireplace as its focal point, a separate dining room brimming with character, and a charming kitchen, beautifully in keeping with the home's heritage. Upstairs, there are two bedrooms, and the good size, period-inspired bathroom offers ample space for relaxation.

Guide price: £400,000
Tenure: Freehold



Outside, the property boasts a long rear garden, a perfect extension of the home, complemented by a practical brick-built store.

Well-preserved throughout, this lovely cottage retains its original charm, with double glazing and gas central heating to ensure comfort. It is a home that evokes a sense of history, while offering a peaceful, modern-day sanctuary.



Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of independent restaurants and artisan cafes.

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular train services to London Euston. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).



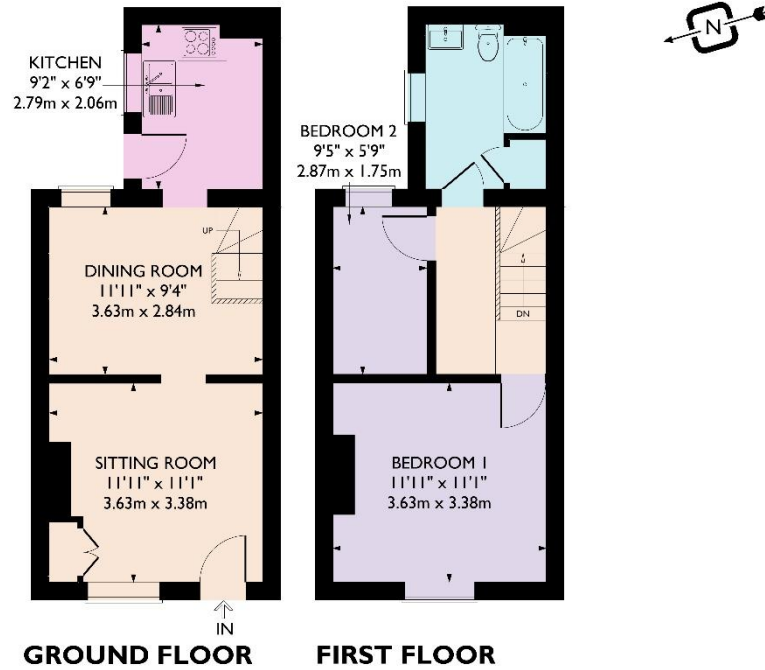
Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

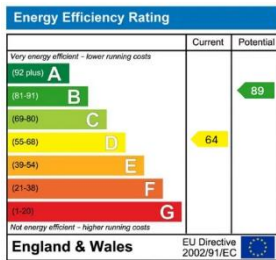
From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.



APPROXIMATE GROSS INTERNAL AREA = 636 SQ FT / 59 SQ M



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: C

nashpartnership.co.uk

Tring Office | 01442 820420
35 High Street, Tring, Hertfordshire HP23 5AA

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.