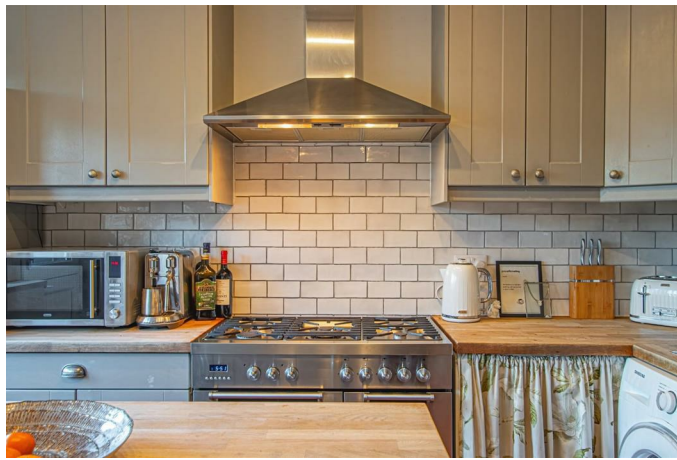




HUNTERS[®]
HERE TO GET *you* THERE

Albert Street, Tring | Guide Price £525,000
Call us today on 01442 500252



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters are pleased to present this three bedroom character cottage set in the heart of the 'Tring triangle' conservation area and just a few minutes from the town centre.

In brief, the property comprises a lounge with feature fireplace, separate dining room with open fireplace, kitchen breakfast room, three bedrooms and a family bathroom. Further benefiting from an enclosed courtyard garden and single garage.

The historic market town of Tring provides a wide variety of independent shops and restaurants and is surrounded by beautiful rolling countryside.

Local schooling includes the renowned Tring Park School, Goldfields Primary, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Lounge

Entry via a composite front door. Stripped and varnished 'oak' floorboards, open fireplace with solid oak mantle, brick surround and hearth, double glazed sash window to front aspect and fitted radiator. Door to :-

Dining Room

Stripped and varnished 'oak' floorboards, fitted radiator, open fireplace with stone mantle, surround and hearth, glazed casement window to kitchen, staircase to first floor with under stairs storage area.

Kitchen Breakfast Room

Single bowl single drainer stainless steel sink unit, solid wall oak worktops with matching central island and breakfast bar and a range of wall and floor mounted units comprising both cupboards and drawers. Tiled floor, fitted radiator, space for range cooker space with stainless steel extractor hood over, space for fridge freezer, space and plumbing for washing machine and slimline dishwasher, halogen spotlights. Double glazed casement window to rear aspect and double glazed stable door to garden.

First Floor Landing

Fitted carpet, recessed ceiling lighting, staircase to second floor, built-in storage cupboard.

Bedroom One

Fitted carpet and radiator, double glazed sash window to front aspect.

Bedroom Three

Fitted carpet and radiator, double glazed casement window to rear aspect.

Bathroom

Three piece white suite comprising a panelled bath with separate shower over and shower screen, inset vanity wash basin and dual flush low-level WC with concealed cistern,

tiled floor and walls, chrome heated towel rail, double glazed casement window to rear aspect, recessed ceiling lighting and extractor fan.

Bedroom Two

Fitted carpet and radiator, double glazed 'Velux' skylight to front aspect and glazed casement window to side aspect, eaves storage.

Rear Garden

Paved patio area enclosed by fenced and walled boundaries, garden shed, outside tap and light.

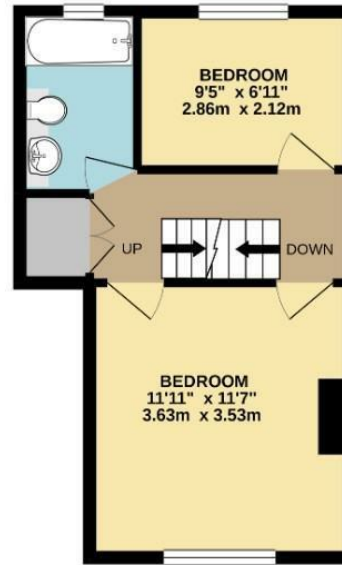
Garage

With power and light, accessed by side hinged garage doors.

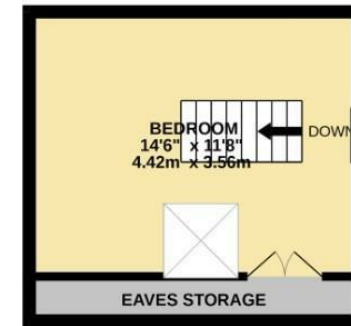
GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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