



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

8 King Street, Tring, HP23 6BE



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Guide Price £420,000

- TWO BEDROOM CHARACTER COTTAGE
- LOUNGE with FEATURE FIREPLACE
- THREE PIECE FAMILY BATHROOM
- GARDEN STUDIO/ OFFICE
- CLOSE TO THE TOWN CENTRE
- HEART of the CONSERVATION AREA
- FITTED KITCHEN BREAKFAST ROOM with UNDER FLOOR HEATING
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR

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

In brief this beautiful cottage comprises; lounge with a feature fireplace with a wood burning stove, fitted kitchen breakfast room with under floor heating, three piece bathroom and two double bedrooms.

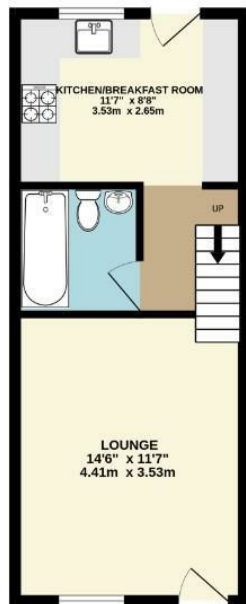
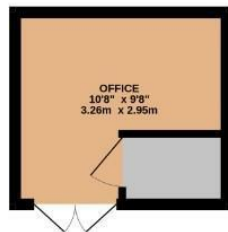
Externally this property benefits from a beautiful landscaped southerly facing rear garden with garden studio/ office (currently used as a bar) that also has separate storage area for garden tools and furniture. The front is mainly laid to lawn with a pathway leading to the front door.

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

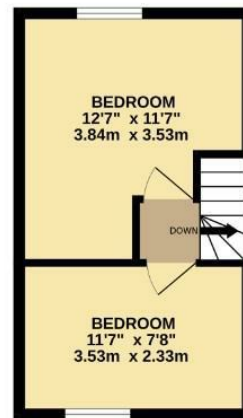
Local schooling includes the renowned Tring Park School, Goldfields Primary, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
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GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.

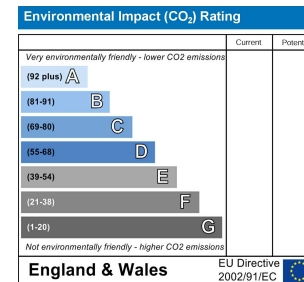
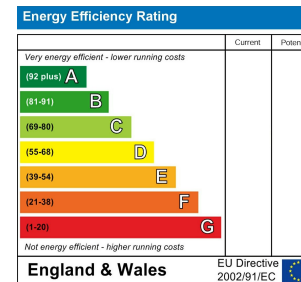


1ST FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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### Lounge

Entry via a part glazed door. Double glazed sash window to front aspect. Engineered oak flooring and radiator. Feature fireplace with a wood burning stove.

### Kitchen/ Breakfast Room

Double glazed window to rear aspect. A range of wall and floor mounted units consisting of cupboards and drawers with a solid wooden worktop over. Single bowl butler style sink. Four ring gas hob with an extractor over. Electric oven. Integrated fridge, freezer, washing machine and dishwasher. Tiled flooring with under floor heating.

### Bathroom

Three piece suite comprising; bathtub with mixer taps with shower over, W/C and wash hand basin. Tiled flooring and heated towel rail and mirror.

### Landing

Stairs from Inner hallway. Fitted carpet. Doors to;

### Bedroom One

Double glazed window to rear aspect. Fitted carpet and radiator. Built-in wardrobe.

### Bedroom Two

Double glazed sash window to front aspect. Fitted carpet and radiator.

### Front

Mainly laid to lawn with a pathway leading to the front door.

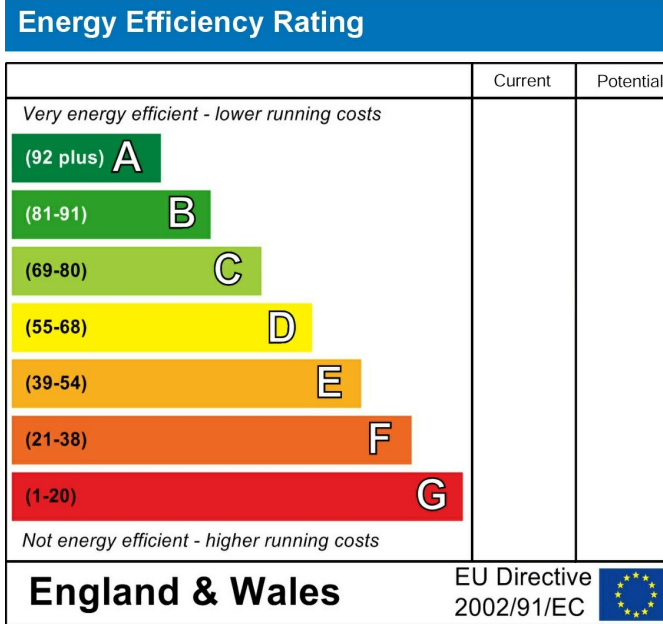
### Garden Studio/ Office

Double glazed French doors opening from the garden. Tiled flooring and electric heater. Storage cupboard for garden equipment/furniture. Internet connectivity. Fully insulated.

### Rear

Enclosed landscaped rear garden. Mainly laid to lawn

with a patio seating area. Access to the garden studio/ office. External water tap and power outlet.



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. 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.















