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Strawberry Cottage, 22 Tring Road, Long Marston, Tring,  
HP23 4QL



# Strawberry Cottage, 22 Tring Road, Long Marston, Tring, HP23 4QL

Guide Price £350,000

- TWO BEDROOM CHARACTER COTTAGE
- ENCLOSED MATURE REAR GARDEN
- LOFT ROOM
- FEATURE FIREPLACE
- VILLAGE LOCATION
- THREE RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- VIEWS OVER THE OPEN COUNTRYSIDE

Hunters are pleased to market this charming two bedroom cottage, located within the heart of the highly sought after village of Long Marston.

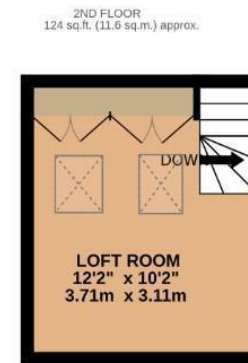
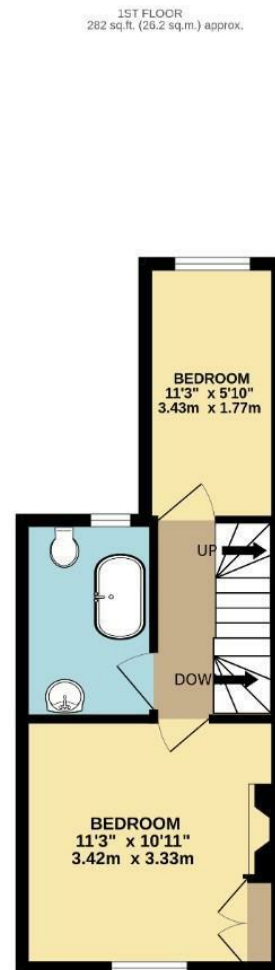
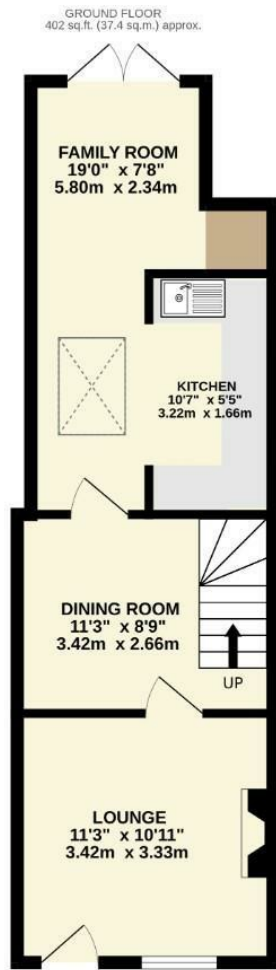
This property briefly comprises; lounge, dining room, kitchen with an additional family room, two bedrooms, bathroom and a loft room.

Externally this property benefits from an enclosed mature rear garden and a gated front garden.

Long Marston is a small village with the majestic All Saints Church, The Queens Head public house and restaurant, a well supported tennis club and cricket club, village hall and recreation ground. The area boasts excellent schooling, including Long Marston C of E primary school and Tring Comprehensive School. The surrounding towns provide a variety of quality shops and restaurants.

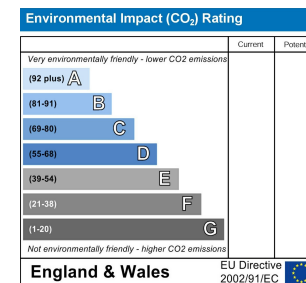
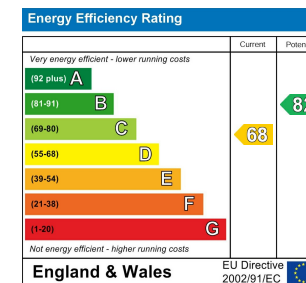
Commuters are well served by the excellent transport links locally with both Tring and Cheddington mainline railway stations providing fast and easy access to London Euston, and the A41 bypass linking with the M25.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
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TOTAL FLOOR AREA: 809 sq.ft. (75.1 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 solid door. Double glazed sash window to front aspect. Fitted carpet and radiator. Feature place.

### Dining Room

Fitted carpet and radiator. Stairs rising to first floor.

### Kitchen

A range of floor and wall units consisting for cupboards and drawers with a worktop over. Space for gas cooker. Single bowl stainless steel sink and drainer. Space for fridge-freezer.

### Family Room

Double glazed French doors opening to the rear garden. Fitted carpet and radiator. Skylight.

### Landing

Fitted carpet and radiator. Stairs rising to the loft room.

### Bedroom One

Double glazed sash window to front aspect. Fitted carpet and radiator. Built in wardrobe. Feature place.

### Bedroom Two

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

### Bathroom

Double glazed sash window to rear aspect. Three piece suite comprising; roll top bath tub, W/C and wash hand basin. Tiled flooring and heated towel rail.

### Loft Room

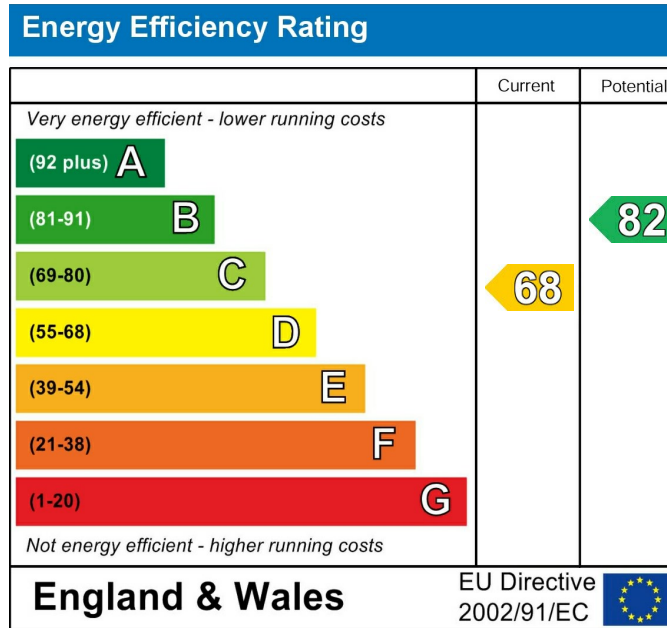
Velux windows. Fitted carpet and radiator.

### Front

Gated access. Mature flower beds with a path leading to the front door.

### Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Mature flower beds.



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.

















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