



HUNTERS[®]
HERE TO GET *you* THERE

61 Brook Street, Tring, HP23 5EF

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Guide Price £425,000

- TWO BEDROOM END OF TERRACE
- TWO RECEPTION ROOMS
- SUMMER HOUSE
- WALKING DISTANCE TO THE TOWN CENTRE
- FOUR PIECE BATHROOM SUITE
- 70ft REAR GARDEN
- LOFT ROOM
- WELL APPOINTED KITCHEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautifully presented two bedroom end of terrace home, located within a prime location of Tring and within close walking distance to Tring Town Centre.

In brief this property comprises; lounge with feature fireplace, dining room, well appointed kitchen, two bedrooms, modern four piece suite bathroom and a loft room.

Externally benefiting from an enclosed rear garden that is mainly laid to lawn, patio seating area with a summer house and garden shed.

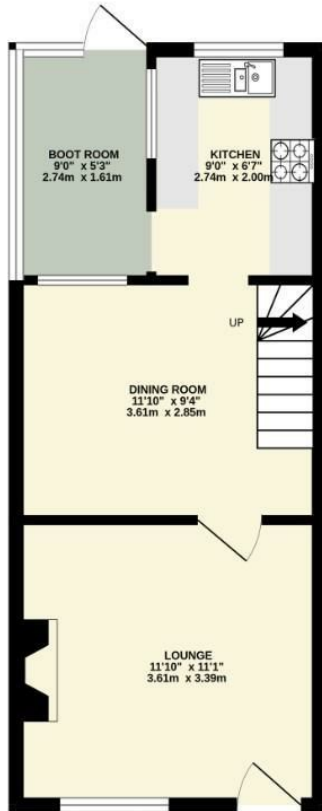
It is one of 12 cottages built in 1912 for workers at Tring's historic Silk Mill. The Silk Mill now houses a gym, fitness studio, barber shop, beauty clinic, winery and more.

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

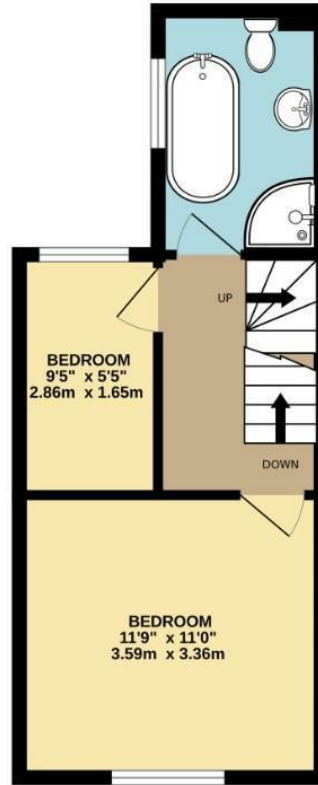
Local schooling includes the renowned Tring Park School, Goldfields Primary, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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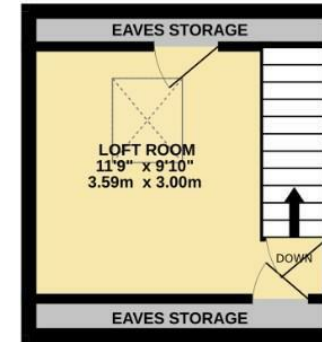
GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR
149 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lounge

Entrance via a part glazed door. Double glazed sash window to front aspect. Feature fireplace. Wood effect flooring and radiator.

Dining Room

Double glazed sash window to rear aspect. Wood effect flooring and radiator. Stairs leading to the first floor landing.

Kitchen

Dual aspect double glazed windows. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Four ring gas hob with an extractor over. Double electric oven. Integrated fridge-freezer, washing machine and dishwasher.

Boot Room

Dual aspect double glazed windows. Tiled flooring and radiator. Double glazed patio door opening to the rear garden.

Landing

Fitted carpet. Stairs rising to the loft room.

Bedroom One

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

Bedroom Two

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

Bathroom

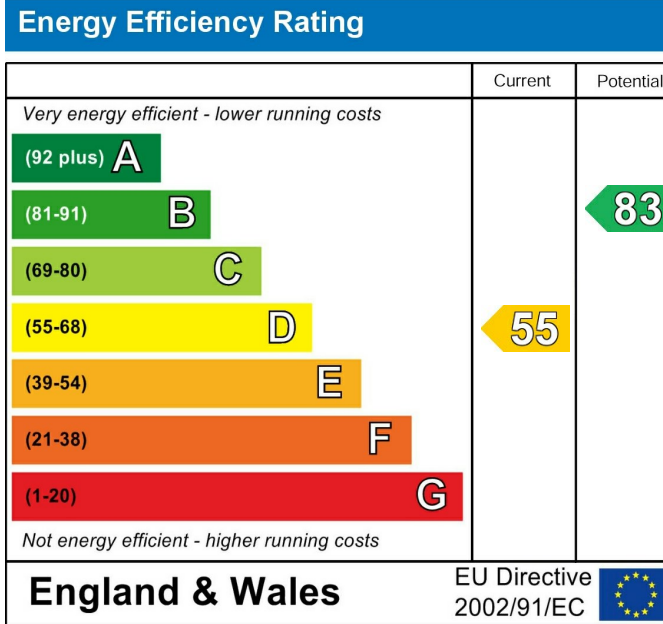
Double glazed window to side aspect. Four piece suite comprising; walk-in shower, bathtub with mixer tap, W/C and wash hand basin.

Loft Room

Fitted carpet and radiator. Skylight. Eaves storage.

Rear

70ft rear garden. Mainly laid to lawn with a patio seating area. Decked area and summer house. Garden shed.



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.



