



HUNTERS[®]
HERE TO GET *you* THERE

6 New Mill Place, Tringford Road, Tring, HP23 4FF

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Guide Price £485,000

- THREE BEDROOM FAMILY HOME
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- TWO ALLOCATED OFF ROAD PARKING
- EN-SUITES TO MAIN AND GUEST BEDROOM
- WELL APPOINTED KITCHEN
- HIGHLY SOUGHT AFTER LOCATION
- ENCLOSED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- FOUR PIECE FAMILY BATHROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautifully presented three bedroom end of terrace property, located within a prime location of Tring.

When you step inside New Mill Place you are greeted by a hallway with wooden flooring and stairs leading to the first floor landing. From the hallway is the lounge/dining room that opens to the rear garden via bi-folding doors and wooden flooring. The well appointed kitchen offer a range of floor and wall mounted units, plus integrated appliances. The ground floor also benefits from a downstairs cloakroom.

The first floor landing has stairs rising to the second floor and an airing cupboard. The first floor also benefitting from a guest bedroom that has a three piece en-suite, second double bedroom and a four piece family bathroom.

The main bedroom is positioned on the second floor with dual aspect windows and a three piece en-suite.

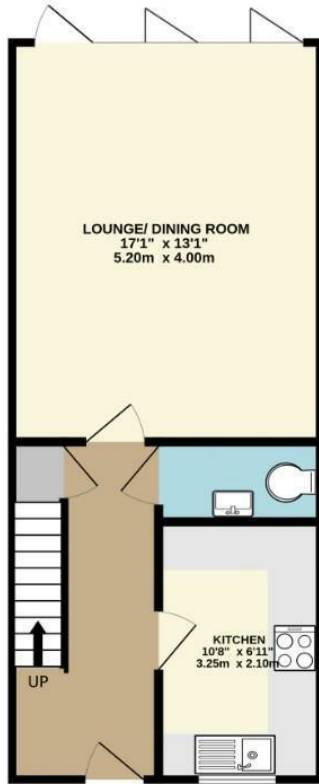
Externally this property benefits from two off road allocated parking and a enclosed rear garden with side gated access.

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

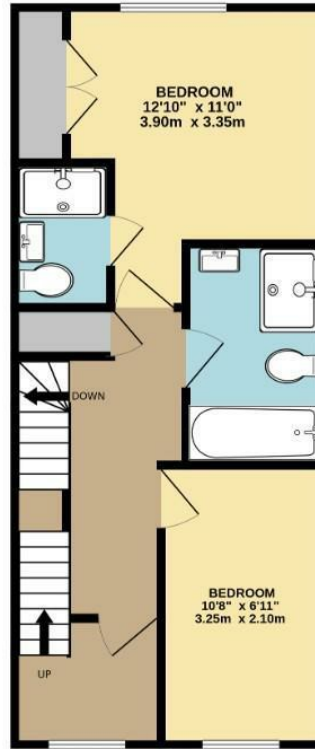
Local schooling includes the renowned Tring Park School, Goldfields Primary, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

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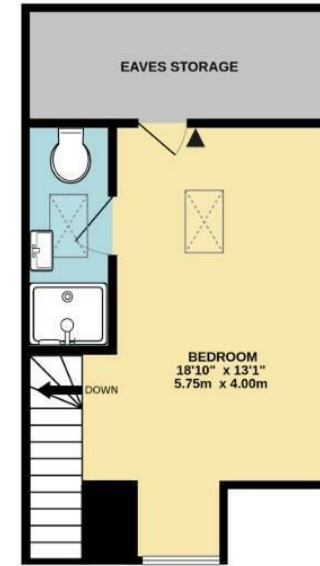
GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



NEW MILL PLACE, TRING HP23 4FF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1121 sq.ft. (104.1 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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