



HUNTERS[®]
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8 Frogmore Street, Tring, HP23 5AU

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Offers In Excess Of £345,000

- TWO BEDROOM CHARACTER COTTAGE
- POPULAR TOWN CENTRE LOCATION
- OUTBUILDING/HOME OFFICE
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- FEATURE FIREPLACE
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- VIEWINGS HIGHLY RECOMMENDED

Beautifully presented and full of character, this delightful Victorian cottage sits in the very centre of Tring, offering the perfect blend of period charm and modern comfort.

The living room is tastefully designed, featuring a classic fireplace with a wood-burning stove, traditional wooden sash windows, bespoke cabinetry, and elegant shelving. Hand-painted, stripped wooden flooring adds a light, stylish finish. Thoughtfully tucked beneath the staircase is a cleverly designed study nook, ideal for working from home.

To the rear of the home, the kitchen offers a generous range of cupboards and integrated appliances. There's ample room for a dining table, and with direct access to the garden, it becomes a lovely space for everyday living and relaxed entertaining.

Upstairs, you'll find two well-appointed bedrooms and a bathroom, all presented to a high standard and clearly maintained with care.

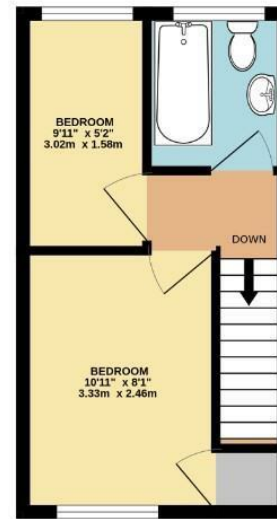
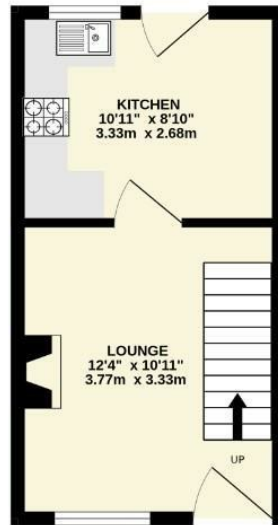
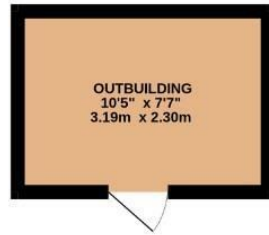
Outside, the sunny rear garden features a spacious patio directly behind the property, perfect for summer dining and hosting friends. A raised terrace with a wooden summerhouse, that could also be used as a home office.

This home is a wonderful example of Tring's rich heritage, with boutique shops, restaurants, bars, and an artisan bakery just a short stroll away.

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Dundale School, 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.

GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.

1ST FLOOR
228 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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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