



OKELEY LANE, TRING, HERTFORDSHIRE, HP23 4HD

# OKELEY LANE, TRING, HERTFORDSHIRE

£450,000 FREEHOLD

**A beautifully presented family home in a highly desirable location in Tring, with garage, southerly facing rear garden, gas heating and double glazing.**

This superb family home is situated at the end of the small terrace in a sought after location within easy reach of schools, playing fields shops and countryside walks.

The property is beautifully presented offering spacious and well laid out accommodation over two floors; there is an entrance hall with stairs to the first floor glazed door leading to the lounge. The lounge is beautifully decorated and features fitted cabinetry with mood lighting and wood flooring which continues throughout the kitchen/dining room at the rear. The kitchen has been recently fitted with attractive shaker style units providing excellent storage. There are various appliances, including an induction hob under an extractor canopy, electric double oven, integrated fridge freezer and dishwasher, along with quality quartz work tops. Bi-fold doors draw open to create a superb flow into the garden....perfect when entertaining in the summer months.

Upstairs you will find three double bedrooms, each with wardrobes, and a stylish modern bathroom.

The rear garden is southerly facing (ideal for sun worshippers) and is mainly laid to lawn with a large, paved patio for entertaining. There is a pathway leading to the garage and parking area at the rear. There is also a personal door from the garden to the garage giving convenient access for storage or maybe a gym?

Okeley Lane is a very popular choice for families due to its convenient proximity to parks and countryside and with primary and infant schools a short walk away. Tring's bustling High Street is within half a mile walk where independent boutique shops cafes and restaurants sit alongside well-known high-street brands such as M&S and Costa Coffee, with Tesco just a little further on the edge of town. The brand-new Lidl store is a 5-minute walk away too. There are doctor's surgeries, dentists, opticians and pharmacies and various gyms/fitness centres. Tring has a variety of sports clubs including rugby, football, tennis, cricket and bowls along with Tring sports centre with indoor pool.

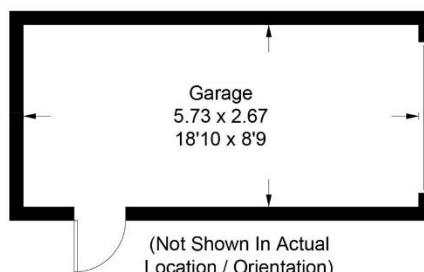
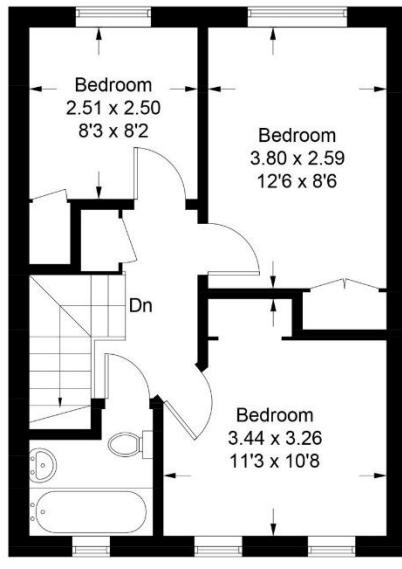
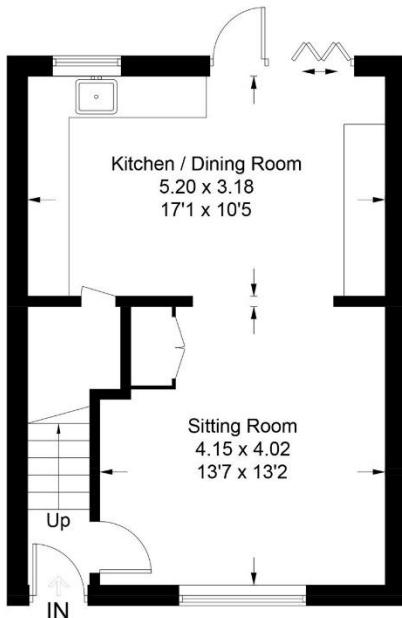
Tring has a mainline train station which provides a frequent service to London Euston (approximately 38 mins) and the North. The A41 dual carriageway at Tring links to the M1 and M25 motorways giving easy access to the London Airports.





## OKELEY LANE

Approximate Gross Internal Area = 77.4 sq m / 833 sq ft  
 Garage = 15.2 sq m / 164 sq ft  
 Total = 92.6 sq m / 997 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1275814)

TRG 108847– Version 5  
 EPC rating –TBC Council Tax Band -D



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

