



LAKESIDE, TRING HP23 5HN

LAKESIDE, TRING

Offers in excess of **£650,000** FREEHOLD

A rarely available detached bungalow, offering spacious accommodation and a double garage. Lots of scope and no onward chain.

This detached bungalow offers a fantastic opportunity to create a wonderful home in a highly desirable cul-de-sac close to countryside walks in Tring. The bungalow has been well maintained by the owner over the past 25 years and offers scope for extension/conversion (subject to planning and regulations), with a double garage attached to the side giving potential options for more space if required.

The property was built as a three-bedroom bungalow originally and later, the third bedroom was altered to a dining room, accessed directly from the living room (this can be returned to its original design should the third bedroom be required). A uPVC double glazed front door opens to the entrance hall that leads to a spacious lounge with a feature fireplace with a gas fire and door leading to a double-glazed brick base conservatory looking onto the rear garden, and opening to the dining room creating excellent space to entertain family and friends. The kitchen is fitted with plenty of cabinets and work top space and has an integrated electric double oven and gas hob. A door from the kitchen gives direct access to the double garage. There are two further bedrooms and a family bathroom. The principal bedroom has wall to wall wardrobes and en-suite shower.

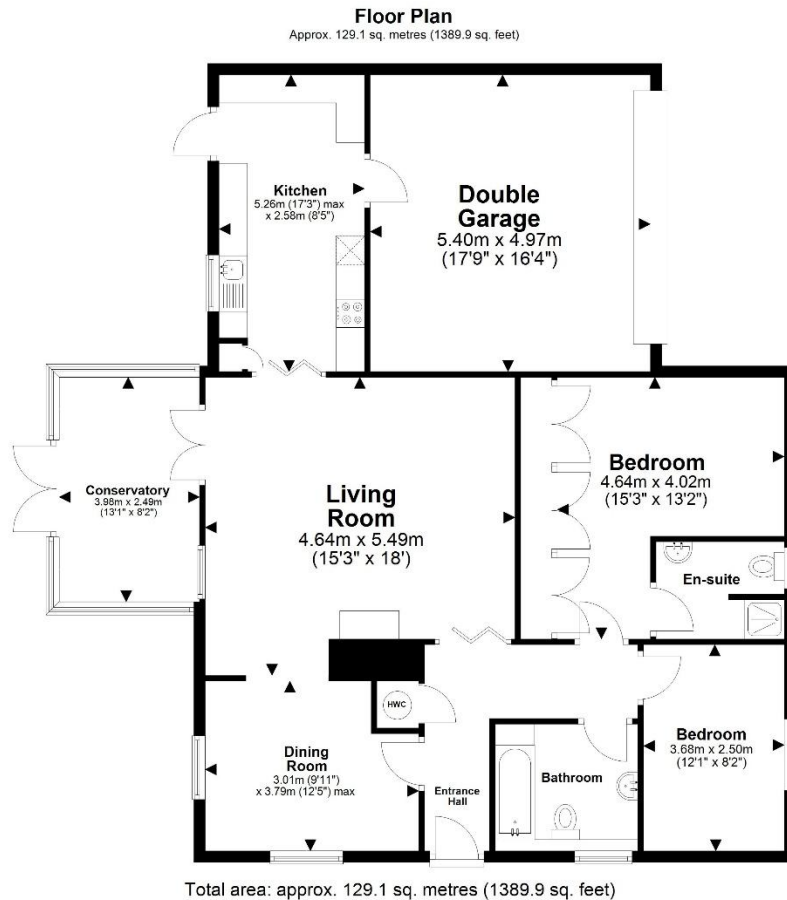
Outside, neatly trimmed shrubs surround the bungalow at the front and side, with a double width driveway providing off road parking. A gate gives way to the rear garden which is landscaped for low maintenance. There are pretty shrub beds which have been very well maintained, and a large summer paved patio and summer house.

Lakeside is a desirable cul-de-sac less than a mile from Tring's charming High Street which sees independently run shops, cafes and restaurants alongside well known High Street brands such as Marks & Spencer and Costa Coffee. The Farmers market in Church Square is held every Friday. Tring is surrounded by beautiful Chilterns countryside providing endless walks and the Grand Union Canal runs along the edge of town. Tring Park is an expansive green space of fields and woodland which hikers and dog walkers will make a bee line for. The train station offers a fast and frequent service to London Euston (approximately 38 minutes) as well as Milton Keynes and the north, making Tring a popular choice for commuters. The A41 dual carriageway can be joined at Tring, linking the M25 motorway at junction 20 giving convenient access to the London airports.

Tring offers a choice of infant and primary schools, and the recently modernised Tring Secondary School. There is also Tring School for the Performing Arts in town and further private education at Berkhamsted School five miles away. Sports enthusiasts will be glad to hear there is something for everyone, a public sports centre and several gyms, football, cricket, rugby, tennis and bowls clubs and an abundance of excellent golf courses in the nearby area.







The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.™

01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk

TRG108796 – Version 0004

EPC rating – D Council Tax Band - F

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.




**brown
& merry**

 **The Property
Ombudsman**