



Mill View Road, Tring HP23 4EW



This semi-detached family home is located in a particularly attractive position on Mill View Road, just off Christchurch Road, just moments from the High Street shops, cafés and restaurants and just a short walk from Goldfield Infant School and Bishop Wood Primary School.

There is excellent accommodation for the growing family, and superb scope to extend, subject to planning etc, which many of the properties have done over the years, further highlighting what an excellent location this is.

The property has been very well maintained throughout with a long driveway leading to a detached garage. There are well maintained gardens to the front and rear, with the impressive, southerly facing rear garden being quite a feature.

The accommodation briefly comprises: entrance hall, w/c, living room with bay window and gas fire, dining room, conservatory, fitted kitchen with built in electric double oven and gas hob, three very good size bedrooms, shower room.

Location

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools





welcome to

Mill View Road, Tring

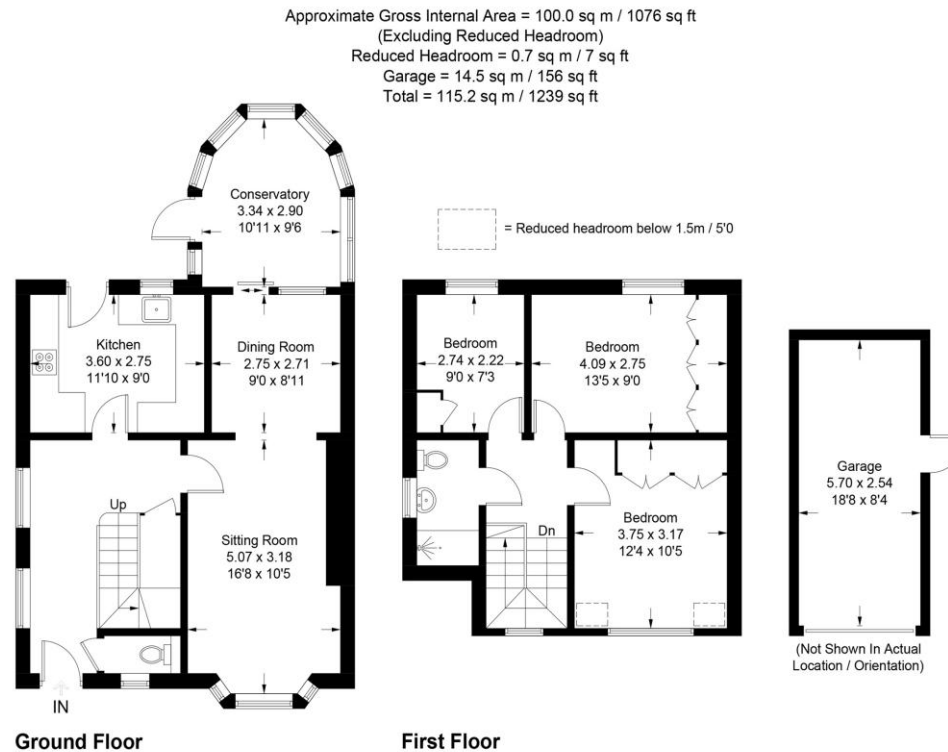
- Highly sought after location
- Close to shops, schools and the High Street
- Potential to extend (stp)
- Large southerly facing rear garden
- Ground floor w/c

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

£575,000

A superb three bedroom semi-detached home with large rear garden, garage and driveway, offering excellent scope for extension (stp)



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. (ID1287355)

check out more properties at [brownandmerry.co.uk](https://www.brownandmerry.co.uk)

see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:
TRG108892 - 0003

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.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)