



**Brook Street, Tring HP23 5ED**



Nestled in the heart of the sought-after market town of Tring, this modern house offers the perfect blend of comfort and convenience. Designed with contemporary living in mind, the property features a bright open plan living room that seamlessly connects to the sunny, west-facing rear garden through patio doors-an ideal spot for morning coffee or al fresco dining as the sun sets. There is a fitted kitchen at the front, and a double bedroom and bathroom upstairs, making it perfect for first time buyers, investors, or those looking to downsize to an extremely convenient location. Parking is a breeze, with communal spaces available in the adjacent cul-de-sac.

Step outside and find yourself just a stone's throw from the vibrant Tring High Street, lined with an array of independent shops, inviting cafes, and renowned restaurants. Enjoy the character and charm of Tring's historic market town, famed for its welcoming community and picturesque setting. For commuters and explorers, excellent road and rail links deliver great connectivity to London and beyond, making this a superb base for both work and leisure.

Experience the best of modern living in a central Tring location. Arrange your viewing today and discover all that this delightful property has to offer.

#### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





## welcome to Brook Street, Tring

- Excellent location close to shops and restaurants
- Open plan living
- Double bedroom and bathroom
- Double glazing and gas heating
- Parking

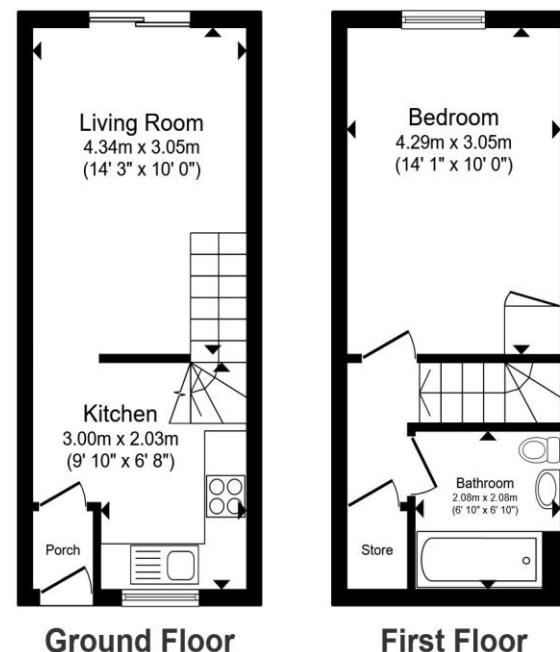
Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

# £270,000

A superb one double bedroom house with parking and west facing garden. Just moments from the High Street shops and cafes.



Total floor area 45.0 m<sup>2</sup> (484 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Reference:  
TRG109084 - 0004

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.



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