



**PHEASANT CLOSE, TRING, HP23 5EQ**

# PHEASANT CLOSE, TRING

OFFERS IN THE REGION OF **£560,000** FREEHOLD

**A three bedroom detached home with gardens and garage, within close proximity to shops, schools, countryside and the High Street. Chain free.**

This detached house is located in the centre of Tring, with shops and schools just around the corner. The High Street is under a mile away, with a variety of shops, cafes and restaurants.

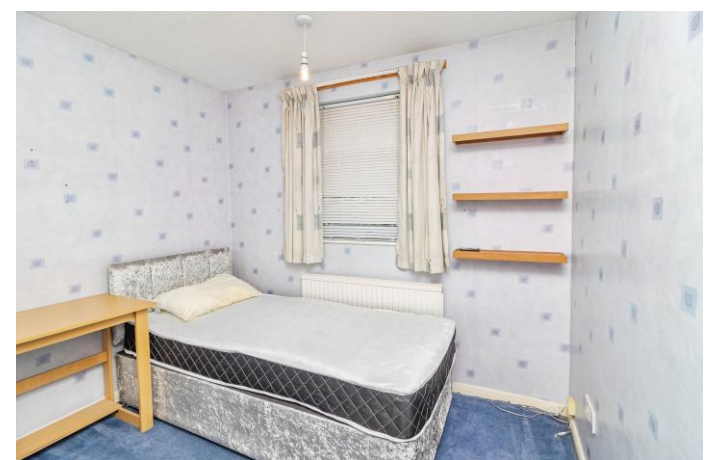
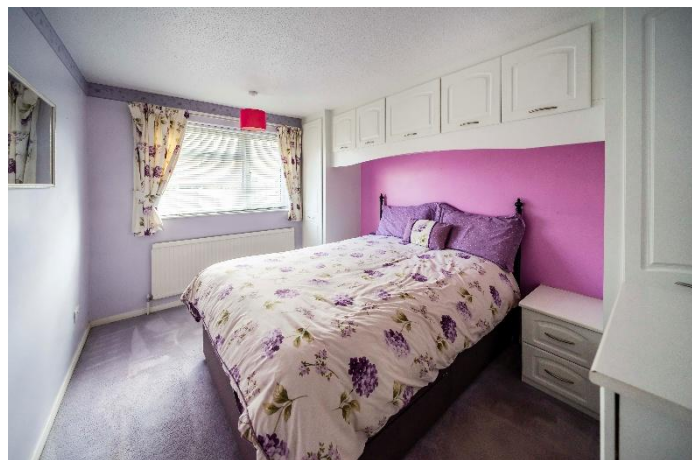
The house itself provides spacious modern living accommodation, arranged over two floors. There is a shower room off the hallway and a door to the impressive open plan living/dining room offering plenty of space to entertain family and friends. Stairs and an elevator, provide access to the first floor. The kitchen at the rear is fitted with a built in electric oven and hob, with space for various appliances. The modern, brick base, uPVC conservatory completes the ground floor. Upstairs are three good size double bedrooms and a family bathroom. There is a store cupboard in bedroom two and the lift is accessed via bedroom three.

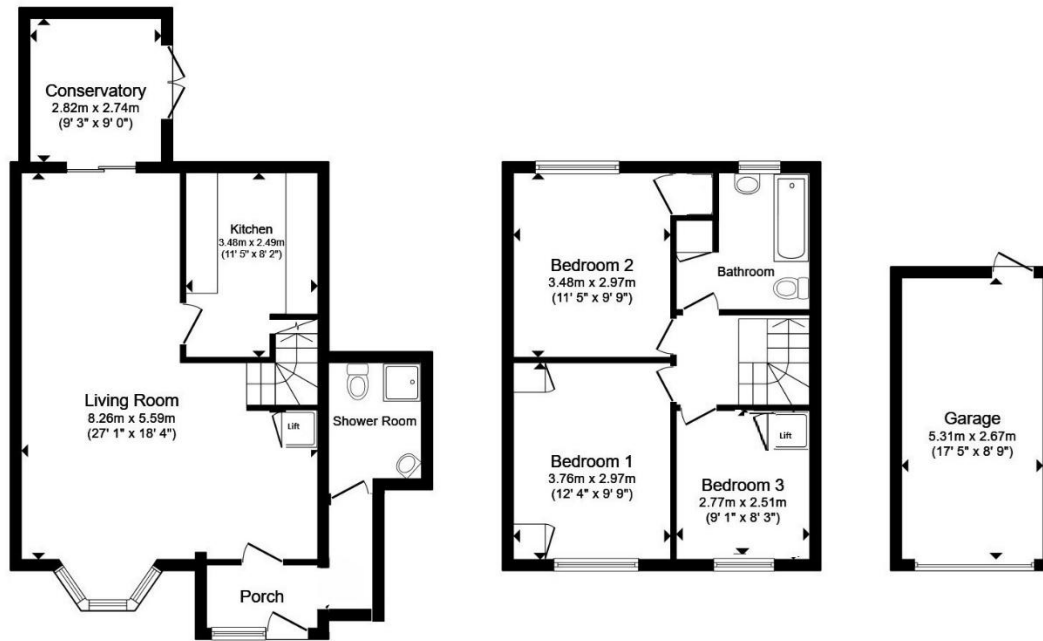
Outside there is a front garden which is brick paved with shrubs and timber fencing.

To the rear there is a southerly facing rear garden with decked patio, storage shed, lawn and gated rear access to the garage and driveway. The garage has power and light and a door leading directly to the garden.

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, 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.







01442 824133

[tring@brownandmerry.co.uk](mailto:tring@brownandmerry.co.uk)

41 High Street, Tring, Herts, HP23 5AA

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

TRG108743 – Version 4

EPC rating – D Council Tax Band - E

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