





Guide Price
£475,000

Situated just off Tring High Street with its abundance of restaurants, café's and shops this spacious three bedroom end of terrace cottage has a wealth of character features dating back to the early 1800's and is welcomed to the market offering lounge and separate dining room both with their own feature fireplaces and kitchen leading to a downstairs cloakroom and utility space. The property also benefits from a private south westerly facing rear garden as well as the opportunity to have an annual parking permit for one car in the adjoining car park.

Property Description

ENTRANCE

Stairs rising to double glazed front door.

ENTRANCE PORCH

Glazed door to

LIVING ROOM

Double glazed bay window to front. Feature fire place with brick surround. Exposed beams. Two radiators. Opening to:

DINING ROOM

Double glazed bay window to front. Feature fire place with brick surround. Exposed beams. Two radiators. Opening to

KITCHEN/BREAKFAST ROOM

Range of wall mounted and floor standing units with roll edged work surface over. Built in oven and gas hob. One and a half bowl single drainer stainless steel sink unit with mixer tap. Plumbing for dish washer. Two radiators. Double glazed window to side. Door to lobby. Stairs rising to first floor.

INNER LOBBY

Door to cloakroom. Opening to

UTILITY ROOM

Range of wall mounted and floor standing units with roll edged work surface over. Single stainless steel sink unit. Plumbing for washing machine. Space for tumble dryer. Double glazed window to side. Patio door to garden.

CLOAKROOM

Low level W.C. Electric wall mounted heater. Double glazed frosted window to side.

CONSERVATORY

Double glazed unit with double glazed double doors to garden. Radiator.

LANDING

Access to boarded loft space housing gas combination boiler via extending ladder.

BEDROOM ONE

Two double glazed windows to front. Exposed beams. Radiator. Exposed floorboards.

BEDROOM TWO

Double glazed window to rear. Built in wardrobe. Radiator.

BEDROOM THREE

Double glazed window to rear. Built in wardrobe. Exposed beams. Radiator. Exposed floorboards.

BATHROOM

Double glazed frosted window to side. Panelled bath with shower over. Vanity wash hand basin with storage below. Low level W.C. Exposed beams. Airing cupboard. Heated towel rail.

OUTSIDE

REAR GARDEN

Partly laid to lawn and surround by panel fencing and walling. Timber storage shed. Raised beds. Gated side access. Cold water tap. Outside light, outside parking space.

N.B.

Parking permit available for adjoining car park.



FROGMORE STREET, TRING HP23 5AU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1149 sq.ft. (106.7 sq.m.) approx.

No accuracy to this image, list of measurements is guaranteed
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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