



GOLDFIELD ROAD, TRING HP23 4AZ

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Offers in the region of **£500,000** FREEHOLD

Located in Goldfield Road in the heart of Tring is this fantastic three-bedroom extended end of terrace house. The property is presented in excellent condition and is the ideal family home.

This immaculately presented house offers ample living accommodation throughout with modern furnishings and is offered to the market with no onwards chain. Upon entrance you will find a bright and spacious living room, a downstairs bathroom and a fully equipped kitchen / dining room that is complete with modern worktops and fittings. Upstairs consists of three well-proportioned bedrooms and the main master bedroom boasts a stunning en suite bathroom. The garden has been beautifully maintained and is accessible via the side entrance, dining room and living room. You will also find a lovely summer house at the rear of the garden ideal for a home office. Further benefits to this wonderful home include a newly fitted boiler, double-glazing throughout, recent re-wire, on street parking and plenty of storage space throughout.

Goldfield Road is a popular location within a few minutes' walk to the High Street shops, cafes and restaurants, and just around the corner from the sought after Goldfield and Bishop Wood Schools. 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 center 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.

Agent's Note:

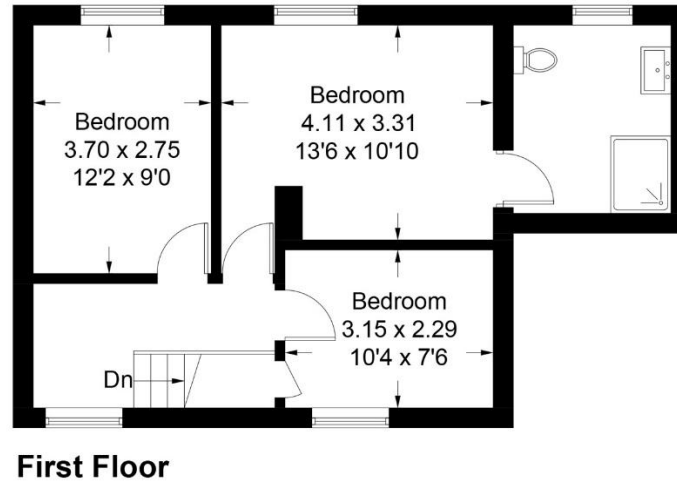
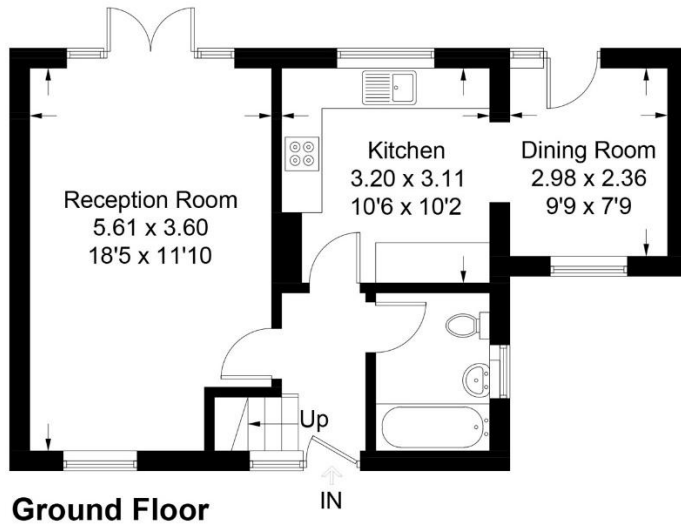
The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





Goldfield Road

Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft



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. (ID1284177)

TRG 108855 – Version 0003
EPC rating – tbc - Council Tax Band -C



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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.

