



Buckingham Cottage Tring Road, Wilstone Tring HP23 4PB



This attractive cottage sits in the very heart of Wilstone with an idyllic outlook over period cottages and the beautiful church. The village pub, shop, village hall and playground are moments away while the Farm shop & Café are a short walk away. The Grand Union Canal runs through the village on the outskirts providing seemingly endless countryside walks. The market town of Tring is only a couple of miles away with further amenities including M&S, Tesco, Lidl, doctors surgeries, dentists, schools and sports centre among others.

The cottage itself is ready to move into while offering scope for the buyers to add their own touches to create their dream cottage. There is a spacious living room with a wood burner and a double glazed bow window. The kitchen is open to the conservatory dining room and is fitted with an electric double oven and hob with extractor over and features a breakfast bar. There is space for the washing machine and tumble dryer and an inner hall leads to a w/c and stairs to the first floor. The first floor has three bedrooms, including the principal bedroom with en-suite shower, and a family bathroom. There is a staircase from the landing leading to a boarded loft room with a double glazed window, and storage.

Outside

Outside, there is a pretty front garden behind a low brick wall and a pathway leading to the front door. There is a small paved courtyard to the rear of the property accessed directly from the conservatory/dining room. To the side of the neighbour's cottage is a gravelled driveway which provides a right of way leading to our garage at the rear which has an up and over door and power.

There is an option to purchase additional garden area separately from Dacorum Borough Council; enquire for further details.

Agents 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.





welcome to Buckingham Cottage Tring Road, Wilstone Tring

- No Onward Chain
- Character Cottage
- Three Bedrooms Plus Loft Room
- En-Suite Plus Family Bathroom
- Ground Floor WC

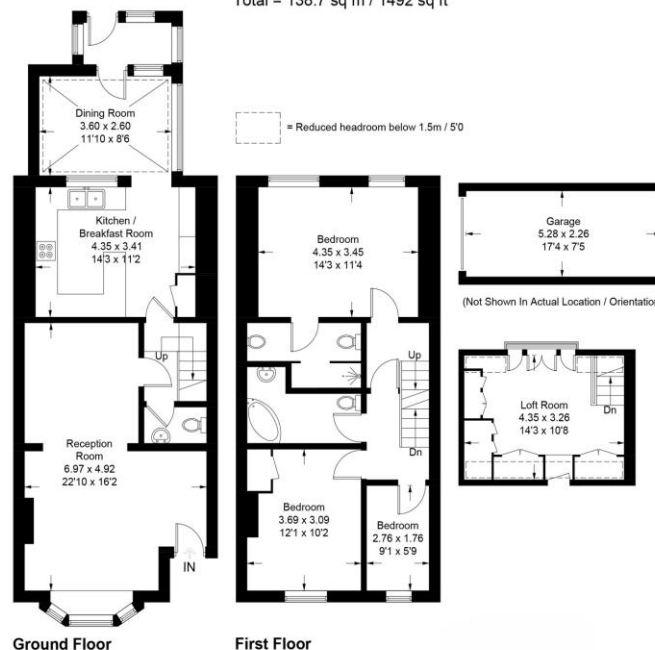
Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£450,000

A spacious, three bedroom character cottage with a garage, in a highly desirable village location, just a stone's throw away from the village church, shop, Half Moon pub, village hall, and the Farm Shop and tearoom. Chain free

Buckingham Cottage

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 3.1 sq m / 33 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 138.7 sq m / 1492 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. (ID1303988)

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Property Reference:
TRG108965 - 0004

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