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CESARE & CO



HERTFORDSHIRE Tring

Tring Main Line Station (London Euston approx. 42 mins) ~ 1.5 miles
M25 (J20) ~ 14 miles Berkhamsted ~ 6 miles

(All times & distances approximate)

**A charming three bedroom character home situated in the Conservation Area of Tring,
with rear garden of around 60 feet in length.**

SITTING ROOM : DINING ROOM : KITCHEN/BREAKFAST ROOM : LANDING : THREE BEDROOMS
BATHROOM : REAR GARDEN AROUND 60 FEET IN LENGTH

Offers in Excess of £325,000 Freehold

www.cesare.co.uk

40 Albert Street, Tring, Hertfordshire HP23 6AU

FRONT DOOR

Timber panelled door opening to;

SITTING ROOM

11'11 x 11'. Sealed unit double glazed sash window to front aspect. Open fireplace with slate hearth and cast iron and timber surround. Television aerial point. Double radiator. Stripped floorboards. Coving to ceiling. Central heating thermostat. Dimmer switches. Double folding doors opening to;



The Sitting Room

KITCHEN/BREAKFAST ROOM

22'9 x 6'7. A fitted kitchen comprising one and a half bowl sink unit with side drainer, cupboard & drawer space under. A further range of floor standing and wall mounted units with glazed display cabinets, ample work surfaces and tiled surrounds. Plumbing for washing machine. Plumbing for dishwasher. Water softener. Gas powered Rayburn serving domestic central heating and hot water. Tiled flooring. Three windows to side aspect. Timber & glazed double doors opening to rear garden.



The Kitchen

DINING ROOM

11'11 x 11'. Sealed unit double glazed sash window to rear aspect. Radiator. Stripped floorboards. Stairs rise to first floor with stripped timber balustrade & spindles. Fireplace with slate hearth (non operational). Coving to ceiling. Dimmer switches. Telephone point.



The Dining Room

LANDING

Stairs rise to second floor. Airing cupboard housing lagged hot water cylinder with slatted shelving. Oak timber panelled doors to:

BEDROOM TWO

9'10 x 8'4 plus door recess. Sealed unit double glazed sash window to front aspect. Television aerial point. Built-in double width wardrobe with hanging rail & shelf. Radiator. Picture rail.

BEDROOM THREE

6'10 x 6'10. Sealed unit double glazed sash window to rear aspect. Radiator.

BATHROOM

Fitted with a white suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment. Radiator. Extractor fan. Window to side aspect.

SECOND FLOOR

BEDROOM ONE

11' x 11'. Window to rear aspect. Television aerial point. Telephone point. Oak built-in wardrobe.

OUTSIDE

TO THE REAR

One of the main features of the property the rear garden has been landscaped with a paved area immediately to the rear and side of the property. Steps lead up to a level lawn. Mature shrubs and specimen trees. External lighting. Large greenhouse/potting shed. Enclosed on all boundaries by an attractive retaining wall. Around 60 ft in length. Gated pedestrian access to the front of the property.



The Rear Garden

GENERAL

LOCAL AUTHORITY

Dacorum Borough Council.

SERVICES

We are advised that all mains services are connected.

MORTGAGE ADVICE FROM INDEPENDENT MORTGAGE ADVISERS

We offer Independent Mortgage Advice for all our Clients. For Free, no obligation quote please PHONE on 01442 827000 for further details.

VIEWING

By appointment with Cesare & Co, 48 High Street, Tring, Hertfordshire, HP23 5AG. Telephone 01442 827000.

IMPORTANT NOTICE

Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not constitute any offer or any part of a Contract. The Vendors, his Agents, Cesare & Co and persons in the employment do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Cesare & Co.

Our Ref. 3597

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