



GROVE PARK, TRING, HP23 5JR



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FREEHOLD £675,000

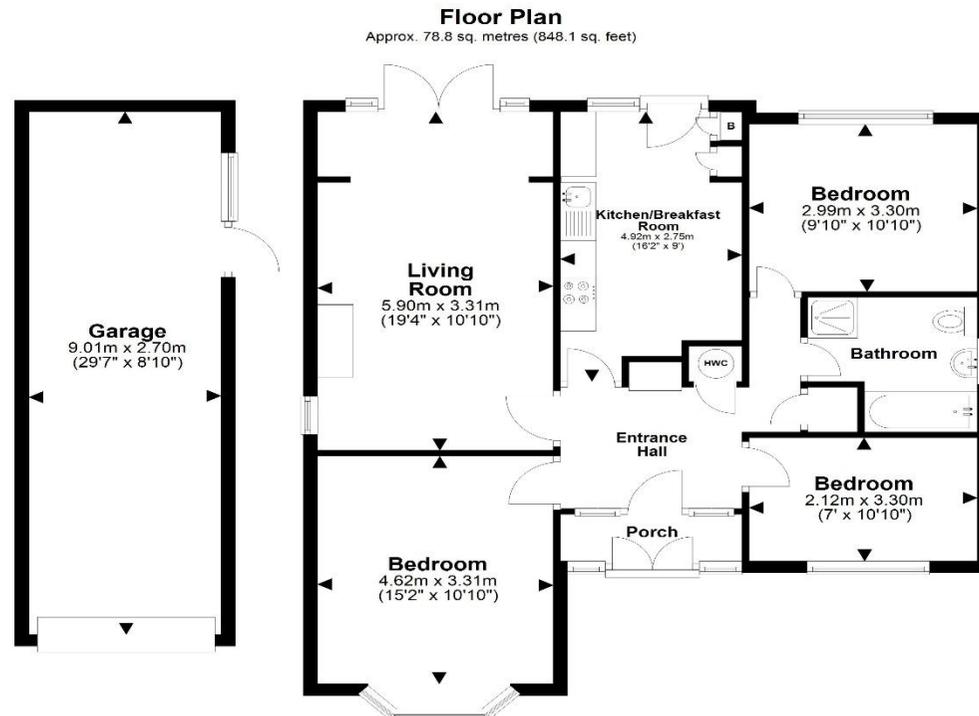
An excellent opportunity to purchase a detached bungalow in one of the most sought after areas in Tring, close to schools and amenities. Excellent scope to extend (stp). Chain free This detached bungalow is ideally located on Grove Park; an extremely popular location in the Grove area of Tring, close to amenities. Many of the neighbouring bungalows have been extended over the years and provide excellent inspiration for those looking to do likewise. However, the bungalow is ready for the new owners to move in as it currently offers three bedrooms, bathroom, living/dining room, extended kitchen/breakfast room, secluded gardens to front and rear and a driveway and garage.

Grove Park is an attractive development of bungalows, approximately quarter of a mile walk from Tring's charming High Street which sees independently run shops, cafes and restaurants alongside well known High Street brands such as Marks & Spencer and Costa Coffee. The Farmers market in Church Square is held every Friday. Tring is surrounded by beautiful Chilterns countryside providing endless walks and the Grand Union Canal runs along the edge of town. Tring Park is an expansive green space of fields and woodland which hikers and dog walkers will make a bee line for. The train station offers a fast and frequent service to London Euston (approximately 38 minutes) as well as Milton Keynes and the north, making Tring a popular choice for commuters. The A41 dual carriageway can be joined at Tring, linking the M25 motorway at junction 20 giving convenient access to the London airports.

Tring offers a choice of infant and primary schools, and the recently modernised Tring Secondary School. There is also Tring School for the Performing Arts in town and further private education at Berkhamsted School five miles away. Sports enthusiasts will be glad to hear there is something for everyone; a public sports centre and several gyms, football, cricket, rugby, tennis and bowls clubs and an abundance of excellent golf courses in the nearby area.

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.'*





Total area: approx. 78.8 sq. metres (848.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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Property Reference:
TRG108782- 04

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