



ALBERT STREET, TRING, HP23 6AX

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Offers in excess of **£425,000** FREEHOLD

A beautifully refurbished Victorian cottage in the conservation area of Tring, just moments from the High Street shops, cafes and restaurants.

This period cottage has been transformed by the current owner into a home to suit modern living with a sympathy to its Victorian heritage. After extensive remodelling, extending and refurbishment, the cottage offers gorgeous light and airy, open plan living spaces with a natural flow. Superb uPVC double glazed sash windows have been installed to mimic the original windows and the house has undergone a recent re-wire and overhaul of the plumbing with stylish new 'column' radiators and a 'Hive' remotely controlled thermostat system. Those looking for a cute character cottage with easy access to the High Street will surely not be disappointed.

The ground floor, while bright and airy and open plan, has defined living areas with quality laminate wood flooring laid throughout. The lounge at the front is a cosy area for sofas in front of the television (with chimney swept and ready for the new owner to install a log burner of grate to suit their needs). There is plenty of space to entertain guests in the dining area or an island in the kitchen area with breakfast bar for informal dining. The kitchen is recently installed with 'Antique Rose' coloured units (a gorgeous and elegant pink with hints of grey) and quartz work tops. Appliances include Neff Induction hob and fan oven, dishwasher, fridge freezer and washer/dryer. Bi-fold doors open directly to the rear garden....perfect for the summer months. Stairs descend to the basement which has plastered walls and concrete floor, radiator and electric sockets (headroom: 5'8") which offers excellent storage and great potential for study, cinema room or occasional bedroom.

Upstairs are two bedrooms and a stunning shower room and access to a boarded loft with a velux window.

The rear garden is mainly laid to lawn with an old apple tree and is enclosed with timber fencing with gated access.

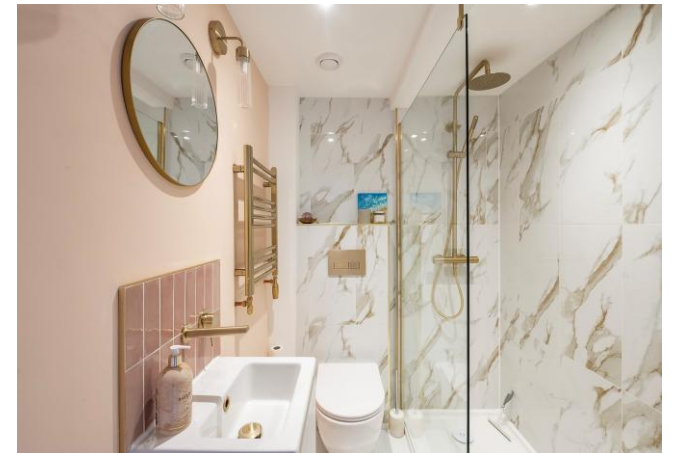
The Tring Triangle is a conservation area in the centre of Tring. Being thought of as 'the original' part of Tring you will note the majority of properties in this area are of a similar Victorian age and character adding to the charm of the property. There is a tradition gastro pub within short walking distance and a stroll to Marks & Spencer or one of the coffee shops or restaurants will take just a couple of minutes or so. There are a choice of fitness gyms within walking distance also, and for sports fans, Tring has a football & rugby club, cricket and bowls and Tring sports centre has a public swimming pool and badminton courts among other things. The convenience of a town centre location is balanced with stunning countryside which surrounds Tring, including The Chiltern Hills and Wendover Woods providing lovely walks and Tring Park is just moments away on foot.

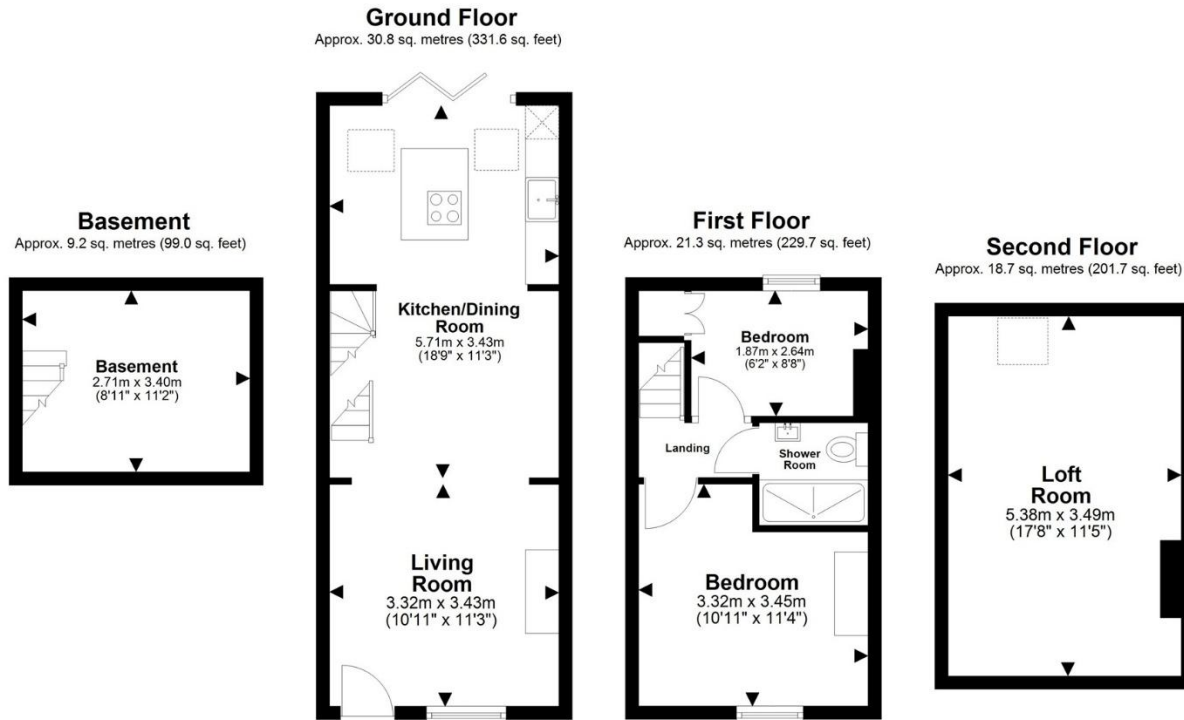
For commuters, Tring train station provides a fast and frequent service to London Euston and Wembley Central and direct trains to Westfield Shopping Centre. The A41 leads directly to the M25 (junction 20) giving convenient access to London Airports.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







TRG 108252 – Version 0006
EPC rating – C Council Tax Band -C



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