



WESTERN ROAD TRING HP23 4BN



WESTERN ROAD, TRING, HP23 4BN

£375,000 FREEHOLD

**A gorgeous two bedroom character cottage on the outskirts of the 'Tring Triangle', just a short walk from the High Street shops, cafes and restaurants.**

This charming two bedroom cottage is an ideal home for those looking for character home in a sought after location close to the High Street. The cottage is beautifully presented, offering light and airy accommodation with character features including an open fire.

Enter the property through the front door, into the lounge where you immediately get a sense of the charm of the cottage. Herringbone style flooring, fitted shutters, and a beautiful Victorian fireplace give a cosy vibe to the room, with an open plan layout to the kitchen. The kitchen has been recently fitted with elegant, pale green shaker style cabinets with plenty of quartz worktop space and a built in electric oven & hob. There is a built in fridge freezer and corner carousel pull out shelving in the larder cupboard. There is space for the washing machine and tumble drier in the utility room. The stylish fully tiled shower room is simply stunning. Upstairs are two good size bedrooms. The principal bedroom has twin wardrobes.

There is a south facing walled courtyard at the rear with gated access directly onto Park Road (ideal street parking here).....a perfect spot to sit out in the summer evenings.

### Location

The Tring Triangle is a conservation area in the centre of Tring, close to amenities. 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.

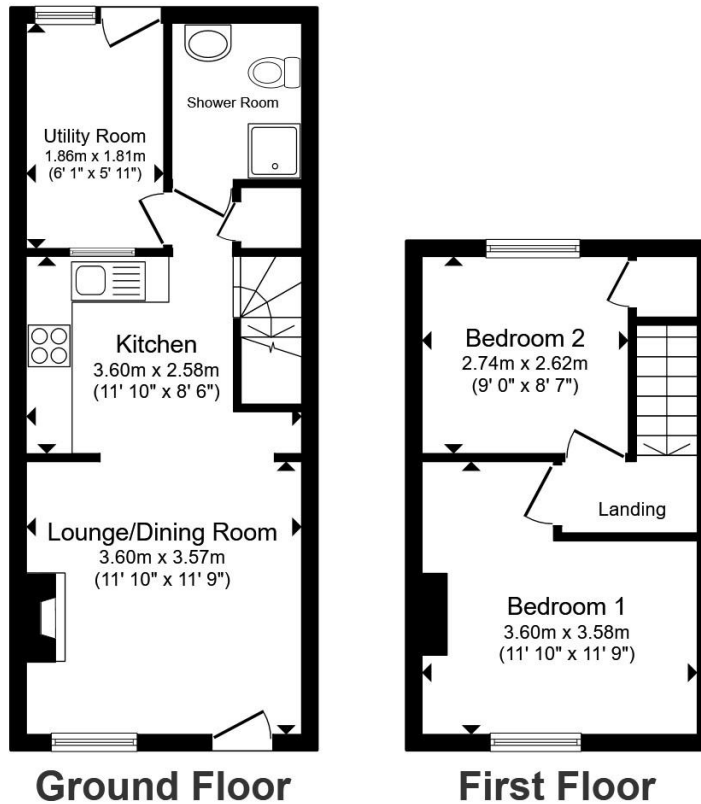
For commuters, Tring train station provides a fast and frequent service to London Euston and Wembley Central and direct trains to Westfield Shopping Centre. The A41 leads directly to the M25 (junction 20) giving convenient access to London Airports











Total floor area 56.0 m<sup>2</sup> (602 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



TRG108733 – Version 3  
 EPC rating – D Council Tax Band - C

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500

01442 824133  
[tring@brownandmerry.co.uk](mailto:tring@brownandmerry.co.uk)  
 41 High Street, Tring, Herts, HP23 5AA  
[www.brownandmerry.co.uk](http://www.brownandmerry.co.uk)

