



**KINGSLEY WALK**  
**TRING, HP23 5DW**



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£375,000 FREEHOLD

**A very well presented three bedroom home with a private garden and home office/gym and communal parking to the front. Close to shops, High Street and schools.**

The property begins with a wide entrance hall with stairs leading to the first floor and steps down to the modern fitted kitchen where you will find a range of eye and base level units, fitted hob with oven, space and plumbing for washing machine and fridge freezer. There is a double glazed window overlooking the garden and door leading to the decking. The lounge is located to the front of the house and is filled with light through the large double glazed window, and features lovely wood flooring which continues seamlessly from the hall.

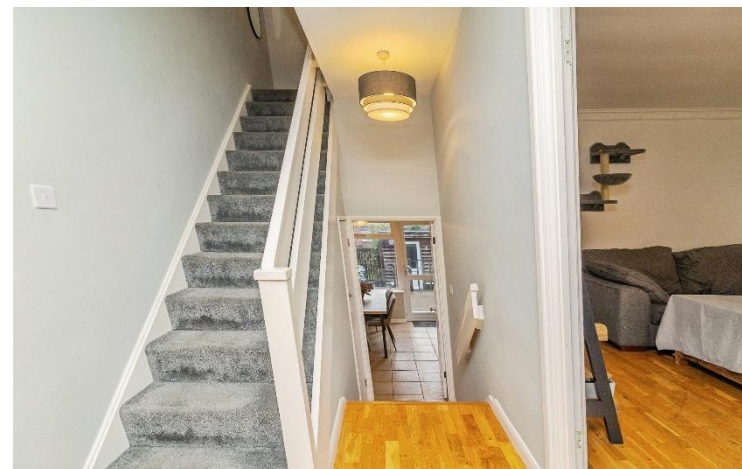
The first floor offers three bedrooms, and a modern family bathroom that comprises white suite including shower over the bath with fitted splash screen and heated towel rail. There is a storage cupboard on the landing and access to the partly boarded loft via a drop down ladder.

The rear garden comprises a raised decked area, artificial lawn and gated rear access. There is an insulated garden office (currently used as a gym) with plenty of power sockets and ceiling spot lighting.

To the front of the property you will find the residents parking bays.

Kingsley Walk is a cul-de-sac less than half a mile 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 Charter market in Church Square is held every Friday and the Farmers Market every 2nd and 4th Saturday. 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.

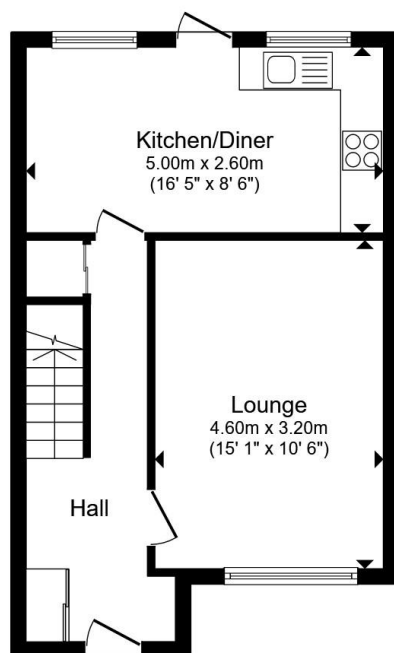
Tring offers a choice of infant and primary schools, and the recently modernised Tring Secondary School. There is also Tring School for the Performing Arts in town and further private education at Berkhamsted School five miles away. Sports enthusiasts will be glad to hear there is something for everyone; 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.



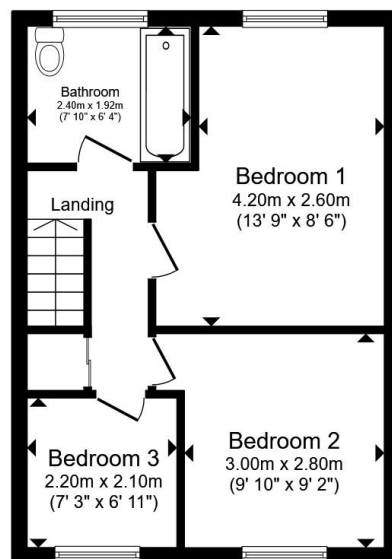




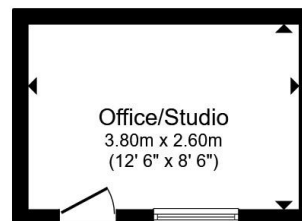




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 85.0 m<sup>2</sup> (915 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)



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EPC rating – C Council Tax Band - C

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