



Verney Close, Tring HP23 5LB



Nestled in the popular Tring Grove area, this well-presented three-bedroom terraced home offers an ideal opportunity for families and first-time buyers alike. Set back from the road, this property enjoys a peaceful position with a secluded garden-perfect for those who appreciate an outdoor retreat. The inclusion of a garage, located in a nearby block, ensures secure and practical parking or additional storage.

Inside, the property boasts double glazing throughout and gas heating, ensuring a cosy ambience year-round. Accommodation is arranged over two floors, featuring three generous bedrooms and a family bathroom on the first floor, as well as the added convenience of a ground floor W/C.

The outdoor space is a particular highlight, featuring a secluded garden-perfect for relaxing or entertaining during warmer months. Residents will also appreciate the convenience of a garage located in a nearby block, adding valuable private parking or extra storage as needed.

Location

Perfectly positioned for family life, the property is just a short walk to Grove Road Primary School and Tring Secondary School, making the morning drop-off effortless. Sporty types will enjoy close proximity to Tring Sports Centre and local clubs, offering a vibrant choice of leisure activities just moments from your doorstep.

Being offered chain free, this appealing property presents a superb opportunity in a sought-after Tring location.

Don't miss out on the chance to view this inviting family home-contact us today to arrange your appointment.

AGENTS NOTES: "Please note that the AML fee covers 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."





welcome to Verney Close, Tring

- Three bedrooms
- Secluded westerly facing garden
- Cloakroom
- Gas central heating & double glazing
- Short walk to primary and secondary schools

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£460,000

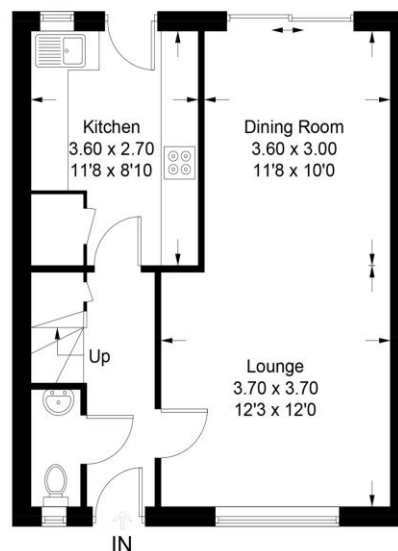
A three bedroom family home in the Grove area of Tring, close to schools, sports facilities and the High Street. Chain free. Price is a guide between £460,000-£475,000.

Verney Close

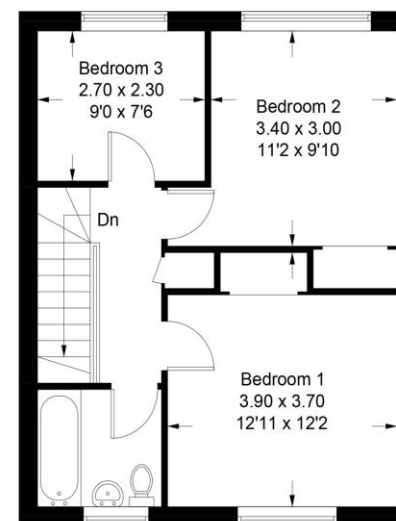
Approximate Gross Internal Area = 87 sq m / 936 sq ft

Garage = 14 sq m / 151 sq ft

Total = 101 sq m / 1087 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1318228)

check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG108167 - 0004

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.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk