



**ORCHARD MEWS TRING HERTFORDSHIRE HP23 5AH**

## **The Pinnacle of Elegance**

This elegant two bedroom mews home, exclusively for the over 55's, is just a stones throw from Tring High Street.

Tucked away in one of Tring's most desirable mews, this delightful two bedroom, two bathroom home enjoys a rare blend of peaceful seclusion and effortless town centre convenience. The property is ideal for those looking for a stylish lock up and leave, or downsizers not wanting to compromise living standards with quick access to both shops and transport links.

The ground floor features generous lounge and dining rooms, a bright garden room leading directly onto the private rear garden, a fully equipped kitchen with integrated appliances, and a cloakroom incorporating a practical laundry cupboard.

Upstairs, there are two spacious double bedrooms, each with its own en-suite, providing comfort, privacy, and a thoughtful layout. The main bedroom has French doors that open onto a large balcony/terrace with views across the rear garden.

Outside, the home benefits from a private rear garden, beautifully maintained communal gardens to the front and an allocated parking space in a secure barriered parking area within this well kept mews setting.

**Offers in excess of £675,000 (leasehold 988 years remaining)**

**Local authority : Dacorum Borough Council**

**Council tax band F**



## location & lifestyle

This property occupies one of the most coveted niches in Tring – central enough for a short stroll to every convenience yet tucked away for maximum tranquillity. Whether you value convenience, quiet living or a base for commuting, this home delivers.

## Ideal for

Downsizers or retirees seeking central living without noise or traffic.

Those that require country living with excellent transport links into central London and the north of England







## peaceful sanctuary

If you're seeking a haven of tranquillity for unwinding, then the garden room offers a serene retreat designed for comfort and a unique blend of space and light, featuring glorious views over the rear garden providing a perfect canvas

## Tring lifestyle

Orchard Mews forms part of the prestigious Rothschild Place development, created in 2014 by the esteemed Beechcroft Developments - renowned specialists in luxury retirement developments. Situated in the very heart of Tring, just off the High Street with all amenities on your doorstep. Just step outside to the High Street where you'll find a choice of cafés, coffee shops, bakeries and restaurants. Boutique shops, M&S and the Post Office are within short walking distance along with pharmacies, dentists and doctors surgery.

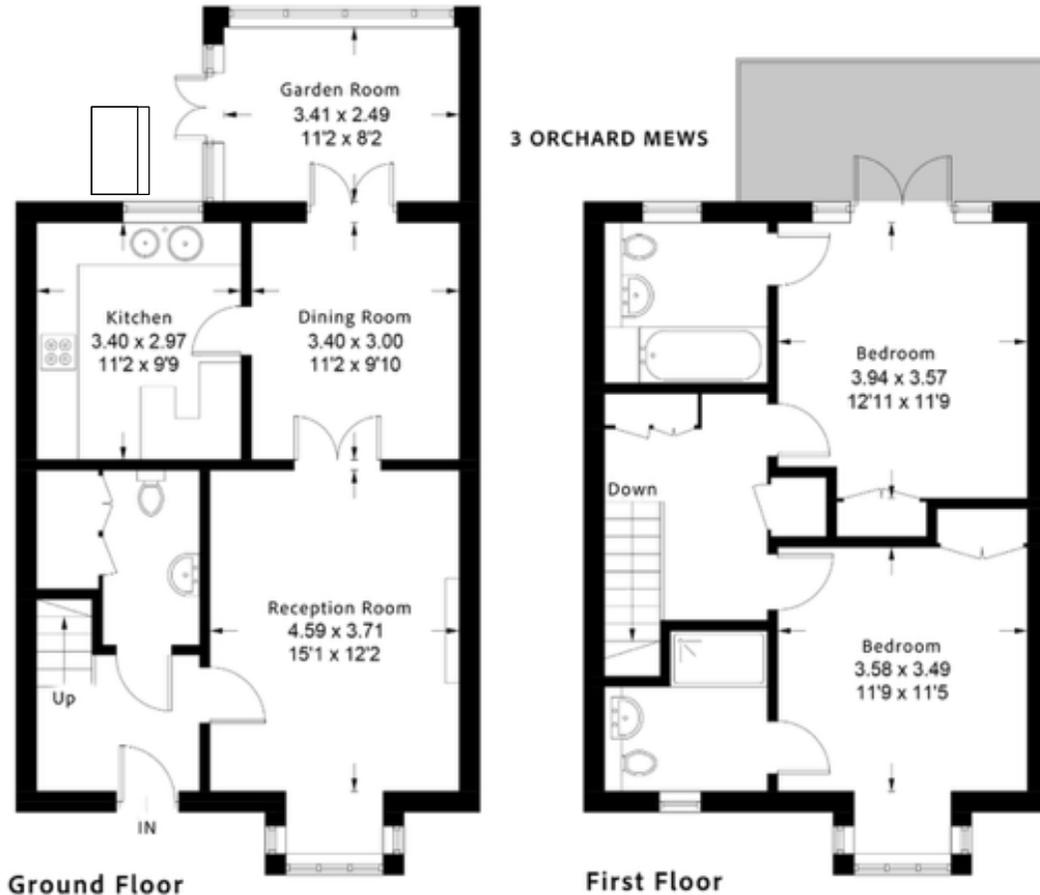
The A41 dual carriageway is easily joined at Tring and links to the M25 (jct 20) providing convenient access to London airports. Tring train station provides a frequent service to London Euston (approx. 38 mins) and the North





## Energy rating and score

This property's energy rating is C. It has the potential to be B.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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.