



Elizabeth Drive, Tring HP23 5HL



Located in a popular cul-de-sac in Tring, within walking distance of Grove Road Primary School, the property is set behind a front garden with a pathway leading to the front door.

The entrance hall provides space to hang coats and a w/c, before entering the impressive living areas. The lounge is spacious and looks onto the front garden, with modern laminate flooring which continues throughout the ground floor. The open plan kitchen dining room spans the width of the property at the rear with patio doors opening to the garden..... Ideal for entertaining in the summer months. The kitchen has been recently refitted in a contemporary style and comes with appliances.

Upstairs a three very good size bedrooms, each with a built in wardrobe, and a stylish, bright, fully tiled refitted bathroom. The rear garden is a really good size with gated access at the rear. There is a generous maintenance free, composite decked patio and plenty of lawn for children to play.

There are various parking bays in Elizabeth Drive in addition to the car park at the end of the cul-de-sac.

Location

Tring is an attractive market town on the northern edge of the Chilterns with a charming, characterful High Street, and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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.





welcome to

Elizabeth Drive, Tring

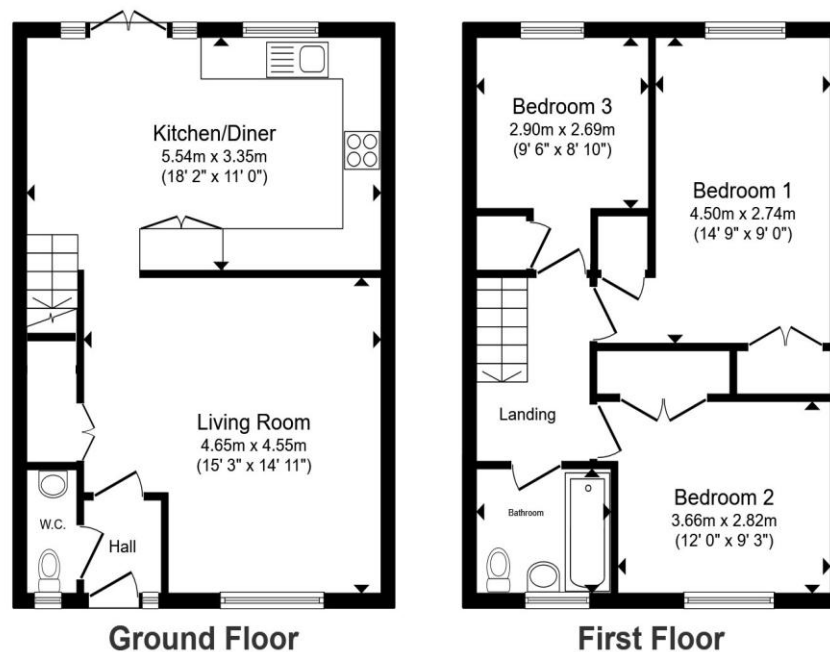
- Three bedrooms
- Recently refitted kitchen/dining room
- Ground floor w/c and refitted modern bathroom upstairs
- Enclosed rear garden
- Double glazing and gas central heating

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£416,500

A three bedroom family home with recently refitted kitchen and bathroom. Chain free.



Total floor area 88.6 m² (953 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



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Property Reference:
TRG108987 - 0004

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