

HUNTERS®
HERE TO GET *you* THERE

6 Parsonage Place, Tring, HP23 5AT

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Offers In Excess Of £310,000

- CHARMING TWO-BEDROOM END-OF-TERRACE HOME
- SPACIOUS LOUNGE AND DINING AREA
- PRIVATE COURTYARD IDEAL FOR OUTDOOR DINING
- FITTED WARDROBE TO SECOND BEDROOM
- LOW-MAINTENANCE OUTDOOR SPACE TO FRONT AND COURTYARD
- LOCATED IN THE HEART OF TRING
- WELL-FITTED KITCHEN WITH AMPLE STORAGE
- TWO BRIGHT AND AIRY DOUBLE BEDROOMS
- MODERN THREE-PIECE SHOWER ROOM
- INTERACTIVE VIRTUAL TOUR

A beautifully presented two-bedroom end-of-terrace home, enviably positioned in the very heart of Tring, offering charm, character, and a highly convenient location.

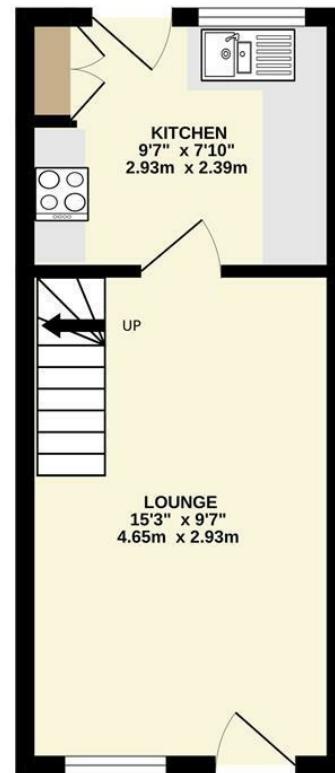
From the moment you step inside, you are welcomed by a bright and generously proportioned lounge/dining room, the perfect space for both relaxation and entertaining, with stairs rising gracefully to the first-floor landing. The kitchen, thoughtfully fitted with a range of wall and base units, provides ample storage and workspace, along with room for a variety of appliances. A cleverly designed floor-to-ceiling cupboard houses the combination boiler, while a door opens directly to a private courtyard, ideal for al fresco dining.

Upstairs, the landing leads to two well-proportioned double bedrooms, both flooded with natural light. The second bedroom benefits further from a fitted wardrobe, maximising storage without compromising on space. A modern three-piece shower room completes the first floor.

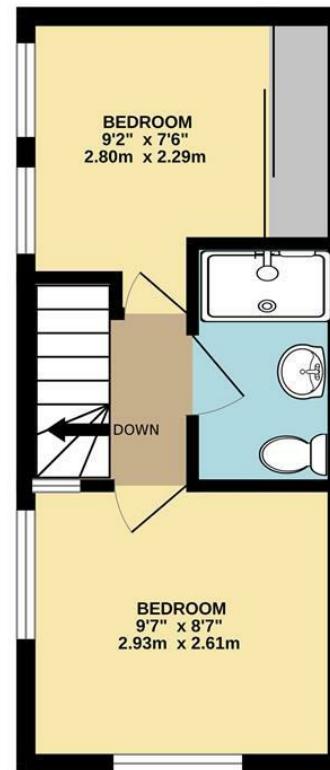
Externally, the property enjoys the rare advantage of a private courtyard garden, creating a low-maintenance yet welcoming outdoor area that extends to the front of the home. Perfect for a morning coffee, evening drinks, or simply enjoying a little peace and quiet.

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Dundale School, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		





