





**Offers in Excess of
£250,000**

Tucked away at the end of a quite cul-de-sac on the Grove side of Tring this well presented one bedroom cluster home with parking and enclosed private garden is welcomed to the market comprising of open plan kitchen/living room, double bedroom and bathroom. The property also benefits from various walk way's through to the main high street of Tring providing the property with access to the amenities of Tring which include cafes, restaurants, shops and local parks.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to bathroom and lounge.

BATHROOM

Double glazed frosted window. Low level w.c, part tiled walls and tiled floor, pedestal hand wash basin, bath and shower attachment over, under floor heating.

LOUNGE/KITCHEN

Fitted with a range of wall mounted and floor standing units with rolled edge work tops, integrated hob and oven, composite sink with drainer and mixer tap, space for fridge freezer, space for a washing machine, part tiled walls, tiled floor, radiator, built in storage, stairs leading to first floor, double glazed window to side aspect.

LANDING

Storage cupboard housing tumble dryer, door to bedroom.

BEDROOM ONE

Double glazed window to side aspect. Storage cupboard housing gas combination boiler, built in wardrobes, radiator and loft access.

OUTSIDE

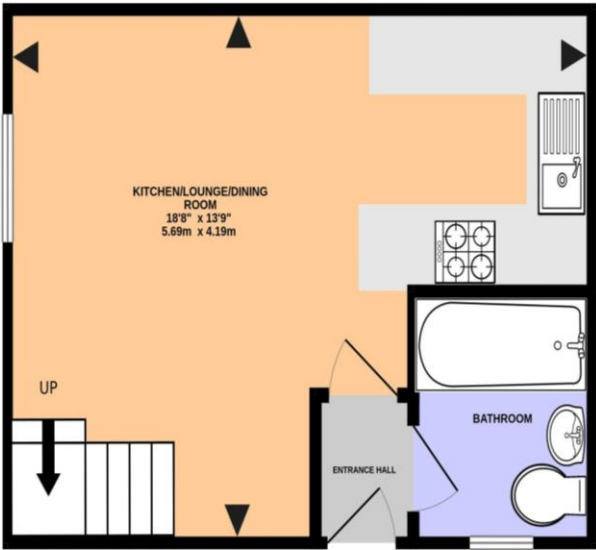
PARKING

One allocated parking space.

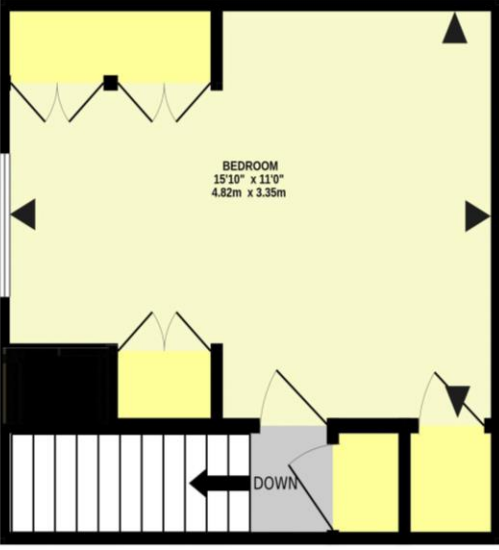
GARDENS

Pathway leading to front door, flower and shrub borders, outside light, Patio area, lawn area to front.

GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROVE GARDENS, TRING HP23 5PY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents