



**PARK ROAD**  
**TRING HP23 6BN**



PARK ROAD, TRING, HP23 6BN

£370,000 FREEHOLD

**An excellent opportunity to refurbish this Victorian cottage in Park Road; one of Tring most sought after locations.**

A rare opportunity to refurbish this Victorian cottage and really put your own stamp on it. The idyllic location is sure to appeal as the cottage overlooks paddocks and countryside, and is within short walking distance of the High Street amenities. It really is hard to imagine a better prospect for those looking to improve a property and gain a gorgeous spot in the town.

The cottage is set behind a cottage garden with a front conservatory offering the perfect spot to enjoy the view. There is an open plan living/dining room and a galley kitchen beyond. A rear lobby gives way to a shower room, utility room and a W.C. Upstairs are three bedrooms.

There is a small rear garden which is currently occupied mostly by a lean-to potting shed.

Tring is surrounded by beautiful Chilterns countryside providing endless walks and the Grand Union Canal runs along the edge of town. Tring Park is an expansive green space of fields and woodland which hikers and dog walkers will make a bee line for. The train station offers a fast and frequent service to London Euston (approximately 38 minutes) as well as Milton Keynes and the north, making Tring a popular choice for commuters. The A41 dual carriageway can be joined at Tring, linking the M25 motorway at junction 20 giving convenient access to the London airports.

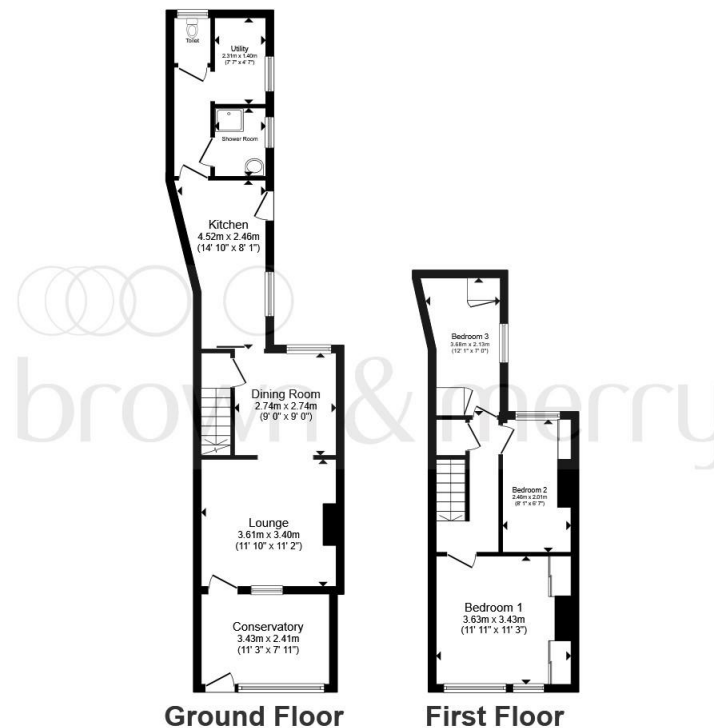
Tring offers a choice of infant and primary schools, and the recently modernised Tring Secondary School. There is also Tring School for the Performing Arts in town and further private education at Berkhamsted School five miles away. Sports enthusiasts will be glad to hear there is something for everyone; a public sports centre and several gyms, football, cricket, rugby, tennis and bowls clubs and an abundance of excellent golf courses in the nearby area.











**Total floor area 83.7 m<sup>2</sup> (901 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.focalagent.com](http://www.focalagent.com)

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.

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EPC rating – D Council Tax Band - D