

Wingrave Road, Tring HP23 5EZ

brown & merry





Situated in the sought after town of Tring, this charming three bedroom Rothschild cottage offers an enticing blend of period character and contemporary living. The property welcomes you with a spacious entrance hall leading onto the living room, featuring a cosy log burner ideal for relaxing evenings in. The heart of the home is the open-plan kitchen and dining area, complete with a bright, modern kitchen adorned with a range of wall and base units, a practical breakfast bar, and patio doors that seamlessly connect the indoors to a delightful conservatory, flooding the space with natural light.

Upstairs, three generous double bedrooms provide comfortable and flexible accommodation for families or professionals alike. A well-appointed family bathroom completes the first floor, offering convenience and style.

The outside space is equally impressive. To the rear, a large garden mainly laid to lawn is perfect for outdoor entertaining or relaxing, complemented by a summer house at the bottom and a generous brick-built shed for additional storage. At the front, the garden is predominantly block-paved, providing ample off-road driveway parking for multiple vehicles.

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

Location
Wingrave Road is a desirable location only a few minutes' walk from the High Street, where you'll find an array of independent shops, welcoming cafes, and quality restaurants. The property sits close to popular schools, including Goldfield and Bishop Wood, making it a practical choice for families. Tring itself is an historic market town nestled on the northern edge of the Chiltern Hills, surrounded by beautiful countryside yet superbly connected-the A41 by-pass offers direct access to the M25, and the train service to London Euston gets you to the capital in around 40 minutes.
The vibrant town centre boasts everyday essentials such as Marks & Spencer Simply Food, Tesco, traditional butchers, newsagents, and the much-loved Akeman restaurant, alongside numerous dining options. Residents can enjoy the weekly Charter Market every Friday and a popular Farmers Market on alternate Saturdays. Education in the area is excellent, with both private and state schooling options including Tring School and the prestigious Tring Park School for Performing Arts, while nearby Berkhamsted offers further choices.











welcome to

Wingrave Road, Tring

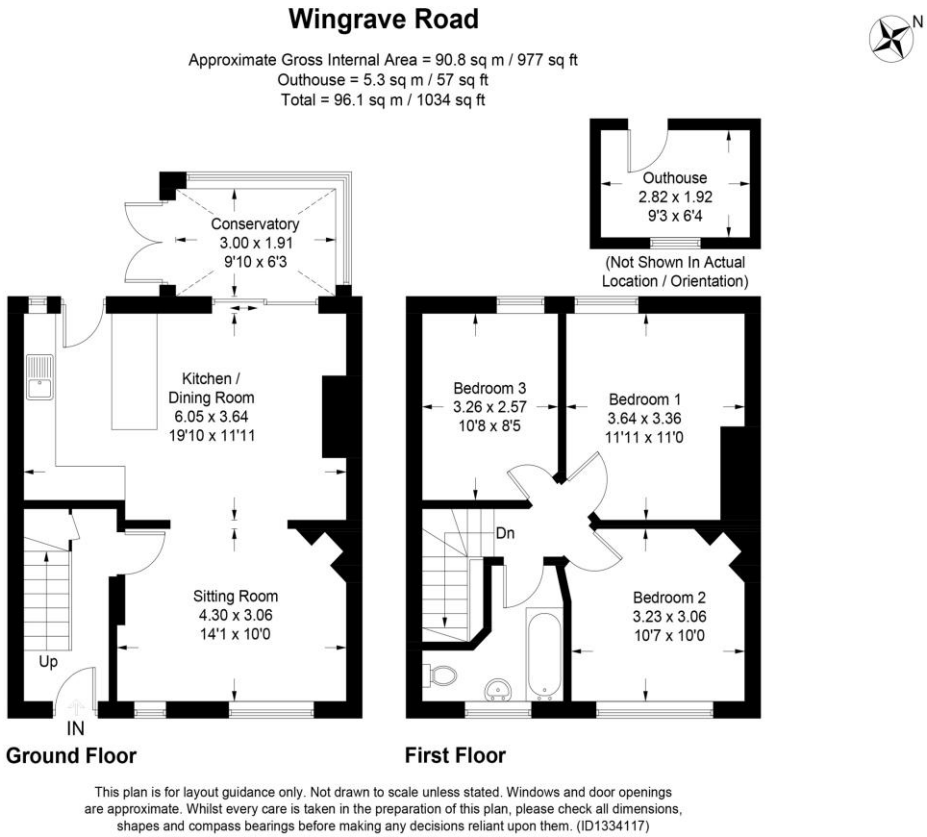
- Three bedrooms
- Living room
- Kitchen/dining room
- Conservatory
- Generous rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£500,000

This delightful three bedroom Rothschild cottage in a prime Tring location combines charm, convenience, and comfort a wonderful place to call home. Arrange a viewing today to fully appreciate all that this property has to offer.



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The Property Ombudsman

Property Reference:
TRG109094 - 0003

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