



CHAPEL MEADOW
TRING, HERTFORDSHIRE HP23 5HB

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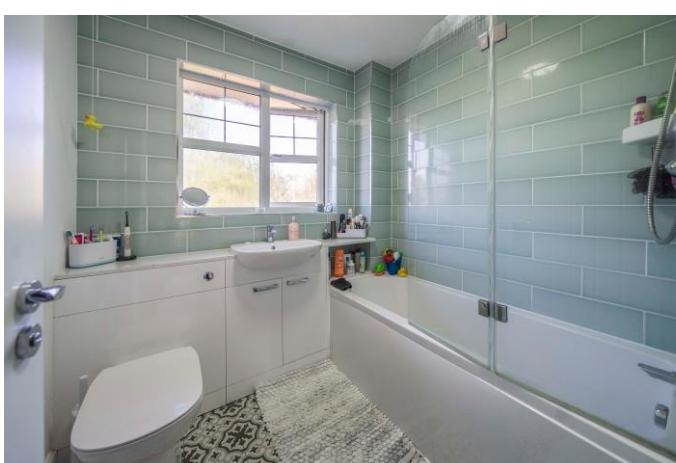
Offers in the region of £485,000 FREEHOLD

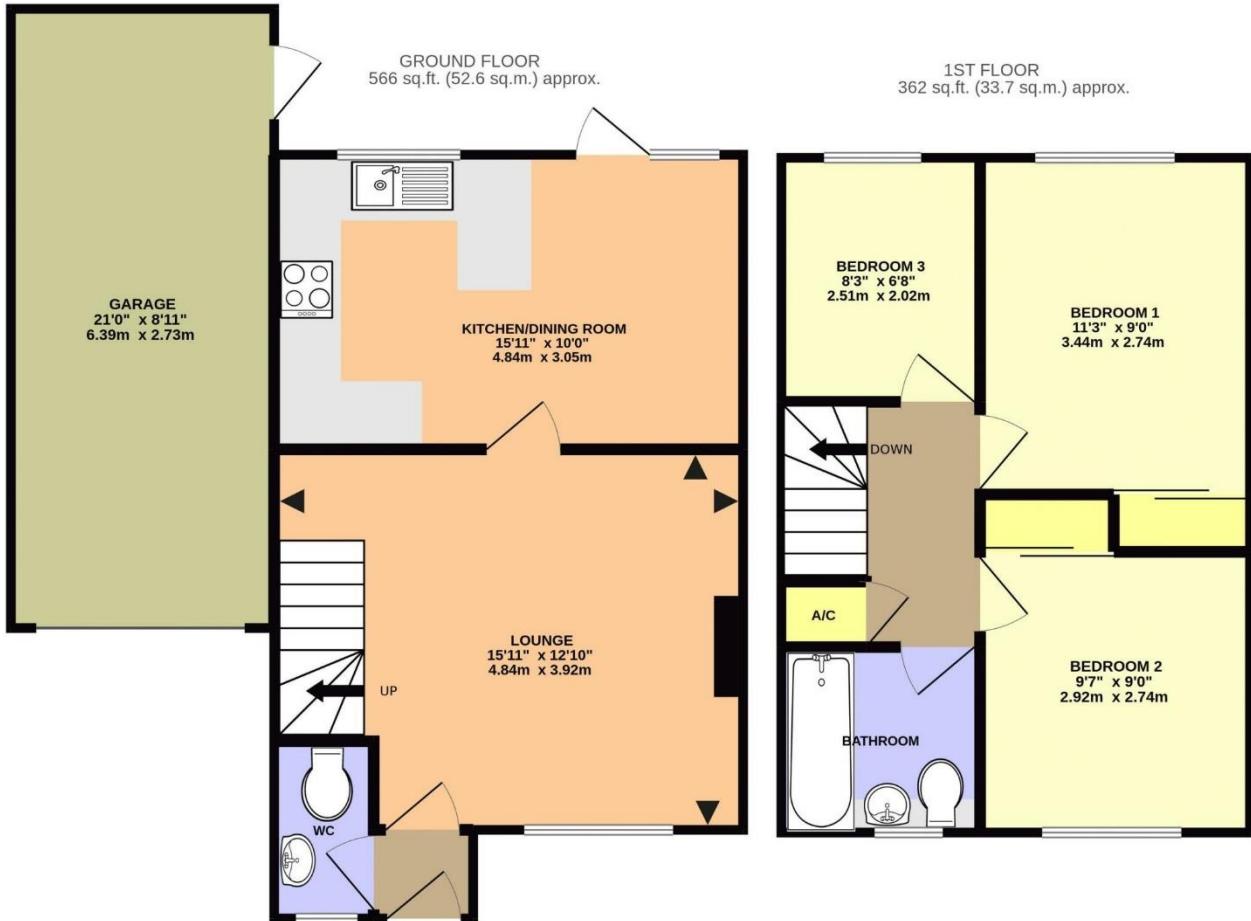
An immaculately presented three bedroom semi-detached house in a particularly secluded position with a large rear garden and good size driveway and garage.

This three bedroom home occupies an enviable position on Chapel Meadow with a larger than average plot size offering excellent scope for future extension (subject to planning permission etc). There is plenty of driveway parking leading to the garage at the side of the house, accessed via an electric roller door. The garage provides useful storage in the fully boarded loft area and there is power and light and a door leading directly into the rear garden. Inside, the house is immaculately presented having been recently renovated throughout with new carpets, kitchen, bathroom, windows and doors. A guest cloakroom with a recently fitted suite is off the entrance hall and a door leads through to the living room. The living room features an ornamental fireplace with electric fire and fitted storage under the stairs. The kitchen spans the width of the property and looks onto the lovely rear garden. Fitted with elegant contemporary cabinets with plenty of work top space and lots of room for a dining table along with a breakfast bar for less formal dining. There is a built in electric oven and gas hob under an extractor fan and a built in dishwasher with space for an upright fridge freezer and dishwasher. Upstairs are three bedrooms and a stylish refitted family bathroom complete with power shower over the bath and fitted splash screen. Bedrooms one and two have built in wardrobes. The rear garden has been lovingly landscaped and offers peaceful seclusion. Colourful flower beds border a large and level lawn and a patio just off the kitchen/dining room provides perfect outdoor entertaining space.

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.







TRG107644 – Version 5
EPC rating – D Council Tax Band - E

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk