



REGENT
ESTATES

HENRY STREET, TRING

£625,000 Freehold

ACCOMMODATION

We are delighted to offer for sale this charming three double bedroom period cottage, superbly positioned in the heart of the Conservation Area of this sought-after Hertfordshire market town. Originally two separate cottages, the property has been thoughtfully combined to create a unique and characterful home, rich in period charm.

The accommodation showcases a wealth of original features, including a fireplace with wood-burning stove, cast iron radiators, exposed wooden floors, sash windows and a traditional stable door opening onto the rear garden.

Despite its cottage façade, the ground floor offers surprisingly generous accommodation and has been extended to the rear to create a superb open-plan kitchen, complemented by a contemporary ground floor shower room. The kitchen is well equipped with a Range-style oven, space for an American-style fridge/freezer, an integrated dishwasher and a freestanding central island unit (available by separate negotiation). Double doors open into a versatile family room—also suitable as a ground floor bedroom—featuring bespoke fitted cabinetry.

To the first floor are three well-proportioned double bedrooms, a separate study and a family bathroom fitted with a roll-top bath and separate shower cubicle.

The rear garden is a particular highlight, beginning with a generous paved patio ideal for entertaining, leading to a brick-built storage shed with dedicated bike and log stores. Steps rise to a well-maintained lawn, bordered by mature flowers and shrubs, with a further patio area at the rear of the garden—perfectly positioned to enjoy the afternoon sun.

This delightful home offers an excellent opportunity to acquire a distinctive period property, conveniently located within walking distance of the High Street, Tring Park, all local amenities and the railway station, providing easy access to London.

LOCATION

Tring is a market town and civil parish in the Borough of Dacorum, Hertfordshire, England. It is situated in a gap passing through the Chiltern Hills, classed as an Area of Outstanding Natural Beauty, 30 miles (50 km) from Central London. Tring is linked to London by the modern A41 road, by the Grand Union Canal and by the West Coast Main Rail Line to London Euston. Settlements in Tring date back to prehistoric times and it was mentioned in the Domesday Book. Tring is now largely a commuter town within the London commuter belt.

OUTSIDE

Upon entering the rear garden you are welcomed by a large patio, leading to a brick built storage shed, bike and log stores. You then step up to the main lawn area which boasts flower and shrub borders and a second patio to the rear of the garden to enjoy the afternoon sun.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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Approximate Gross Internal Area
 Ground Floor = 72.7 sq m / 783 sq ft
 First Floor = 53.1 sq m / 572 sq ft
 Store = 2.2 sq m / 24 sq ft
 Total = 128.0 sq m / 1,378 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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