



GROVE GARDENS, TRING HP23 5PY



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Offers in excess of **£385,000**

A beautifully presented two-bedroom end terrace house in an ideal location just a short walk from High Street, with secluded garden and access to off road parking. Chain free

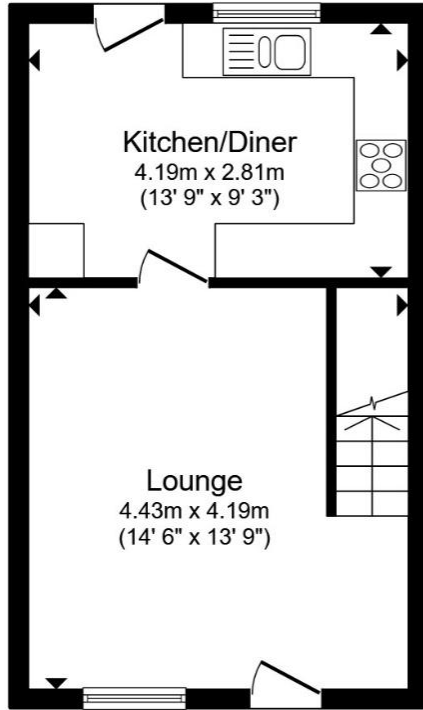
Situated in a sought-after cul-de-sac, within easy reach of the High Street shops, cafes and restaurants, this well presented semi-detached house is in good decorative order and with stylish modern kitchen and bathroom. Perfect for down sizers, first time buyers and investors looking for a buy to let as the combination of house and location are ideal.

The accommodation briefly comprises: spacious living room, modern kitchen/dining room at the rear, two good size bedrooms (principal bedroom with fitted wardrobes) and bathroom. There is a secluded rear garden and a parking area behind.

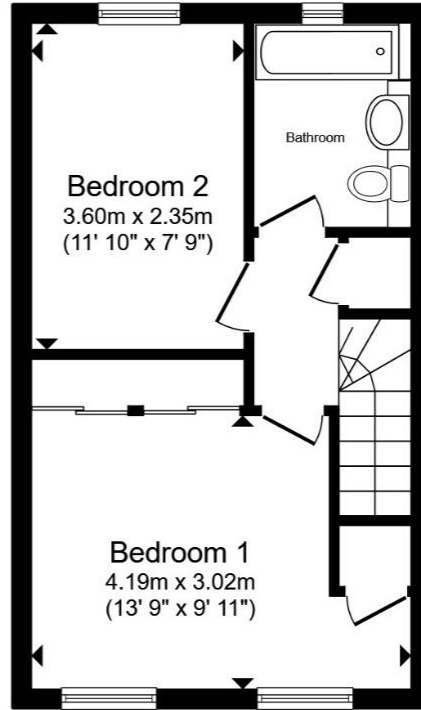
Grove Gardens is a popular cul-de-sac approximately quarter of a mile walk from Tring's charming High Street which sees independently run shops, cafes and restaurants alongside well known High Street brands such as Marks & Spencer and Costa Coffee. The Farmers market in Church Square is held every Friday. 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.







Ground Floor



First Floor



Total floor area 61.5 m² (662 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.propertybox.io



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EPC rating – C Council Tax Band -C

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