



**Brook Street, Tring HP23 5EF**



This attractive Victorian end terrace is beautifully presented and is located just a few minutes' walk from Tring's charming High Street where you will find a selection of pubs, restaurants, coffee shops and bakeries as well as Marks & Spencer and Tesco supermarkets. Tring sports centre and swimming pool is less than half a mile away, while Tring reservoirs, the canal and Chiltern Hills countryside provide endless walks and cycle rides.

The cottage itself is well decorated throughout and fitted with traditional style column radiators. There is a low maintenance front garden with a pathway to the front door, however, the side passage gives way to a side door into the kitchen which has become the current owners preferred entrance. There are two reception rooms: a lovely lounge with an open fire and wood flooring which continues through to the dining room. The galley kitchen at the rear is has a built in electric oven and hob under an extractor canopy and wooden work tops. It's worth noting that other properties in the street have, in various ways, extended the kitchen and there is potential here subject to planning etc. Upstairs are two bedrooms, the main bedroom featuring a Victorian fireplace and twin fitted wardrobes. There is a large bathroom at the rear which is tastefully appointed with a large bathtub and separate shower.

Outside, there is a pathway and steps up to the rear garden which is mainly lawn, with timber fencing and a timber storage shed.

#### Location

Brook Street is a popular location within a few minutes walk to the High Street shops, cafes and restaurants, and just around the corner from the sought after Goldfield and Bishop Wood Schools. Tring is an attractive market town on the northern edge of the Chilterns 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.





## welcome to Brook Street, Tring

- Characterful two bedroom cottage with attic room
- Well decorated throughout
- Separate lounge and dining rooms
- Fitted kitchen with potential to extend (subject to contract)
- Large four piece bathroom with shower

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

# £400,000

A gorgeous Victorian end of terrace cottage, with two bedrooms plus an attic room, conveniently located a quarter of a mile from Tring High Street.



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. (ID1284329)

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Property Ref:

TRG108918 - 0003

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