



The Hollies Brook Street, Tring HP23 5HW



Occupying an enviable position at the very end of an exclusive cul-de-sac comprising just seven homes, this beautifully remodelled and recently refurbished detached house in Tring offers outstanding comfort and privacy. The property showcases three generously sized double bedrooms and a modern, well-appointed bathroom, making it an ideal residence for families or those seeking extra space. The air source heat pump powers underfloor heating (wet system) to the ground floor and traditional aluminium radiators upstairs keeping energy bills economical.

Step into the hallway, where stairs lead to the first floor and there is a guest w/c. The living space is open plan creating a wonderful bright and welcoming feel. A sleek, contemporary kitchen, a recent addition that perfectly balances function and style-ideal for both family meals and entertaining guests, with plenty of sofa space too. Beyond, you'll discover a stunning, secluded rear garden with vegetable beds and sheds, with convenient side space adding further scope for extension (stp) should you wish to expand. Unique to this home is the spacious, private front garden, thoughtfully designed with a charming sitting area where you can relax and take in the tranquil surroundings.

Externally, the property benefits from both a garage and dedicated parking space, ensuring there's always room for you and your visitors. The peaceful setting belies its exceptional location-just moments from Tring's vibrant high street with its array of shops, cosy cafes, and popular restaurants. Commuters will appreciate the easy access to road links, as well as the nearby railway station for swift travel connections.

Families are well-catered for, with respected schools close at hand, and those with an active lifestyle will enjoy the sports facilities available nearby. Whether it's convenience, tranquillity, or future potential you're seeking, this outstanding home ticks all the boxes.

Properties of this calibre and location are rarely available; arrange a viewing today to fully appreciate everything this Tring home has to offer.

Agents Note

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.





welcome to

The Hollies Brook Street, Tring

- Three double bedrooms
- Open plan living/dining/kitchen
- Excellent presentation
- Generous gardens to front and rear, with side space providing scope to extend (stp)
- Air source heat pump, underfloor heating to ground floor, and triple glazing

Tenure: Freehold EPC Rating: D

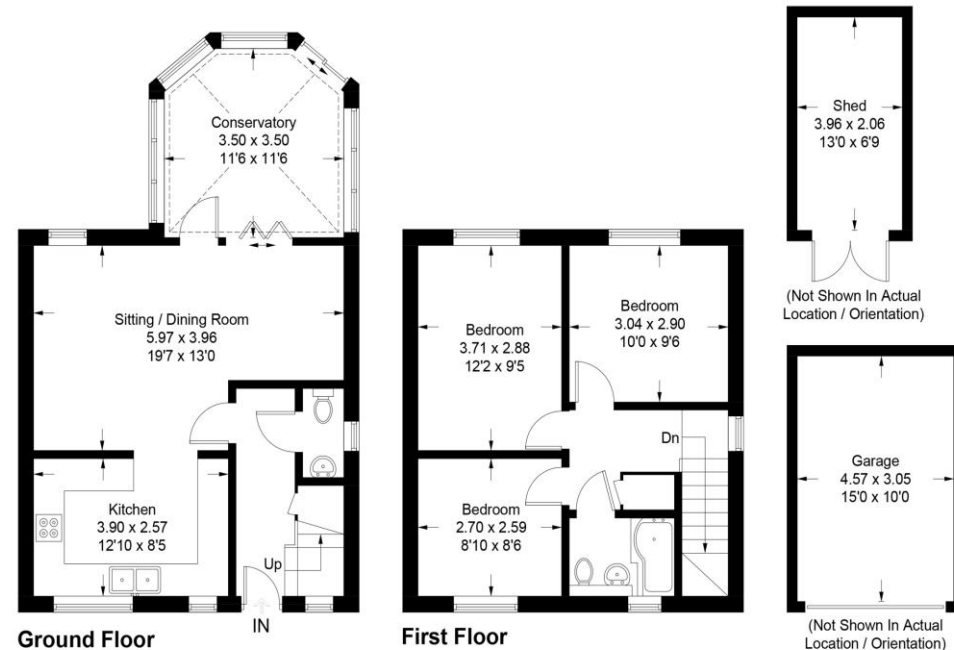
Council Tax Band: D

£525,000

A superb three double bedroom detached property with generous gardens to the front, side and rear, Garage and parking space provide parking. The property has been refurbished and re-modelled recently, including airsource heat pump, triple glazing and underfloor heating.

The Hollies

Approximate Gross Internal Area = 90.9 sq m / 978 sq ft
Garage & Shed = 22.0 sq m / 237 sq ft
Total = 112.9 sq m / 1215 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. (ID1325046)

check out more properties at [brownandmerry.co.uk](https://www.brownandmerry.co.uk)
see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:
TRG104964 - 0003

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.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)