



Elm Tree Walk, Tring HP23 5EL



Situated in the charming, market town of Tring, this beautifully extended three-bedroom house offers the perfect blend of style, comfort and practicality-ideal for modern family living. Meticulously modernised throughout, the property features a stunning open-plan kitchen and family area, complete with a stylish island and high-quality integrated appliances. Triple track sliding patio doors flood the space with natural light and create a seamless connection to the rear garden, making it perfect for relaxing or entertaining all year round.

There is a cosy, yet spacious living room providing an inviting space for quiet evenings, finished to a high standard with tasteful décor. Upstairs, there are three well-proportioned bedrooms, offering ample flexibility for family, guests or a home office. The contemporary four-piece bathroom includes a spacious shower cubicle, adding a touch of luxury to daily routines.

This fantastic home also benefits from a private garage and a driveway, ensuring convenient off-street parking. Externally, the property boasts a lovely garden, ideal for children to play or for enjoying a summer barbeque.

Location

Tring itself is renowned for its picturesque high street, bustling cafes, independent shops and excellent schools, making it a sought-after location for families. Explore the local countryside with nearby Tring Park and the beautiful Chiltern Hills or take advantage of effortless commuting via Tring station, offering direct links to London. There are primary and secondary schools within walking distance.

This is an opportunity not to be missed. Arrange a viewing today to fully appreciate all that this exceptional Tring home has to offer.

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 Elm Tree Walk, Tring

- Extended kitchen/family room with island
- Beautifully decorated
- Newly fitted family bathroom with shower cubical
- Three bedrooms
- Garage and private driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£425,000

A beautiful presented three bedroom family home, which has been extended and modernised and comes with a secluded rear garden, garage and private driveway.



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. (ID1330486)

check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG109112 - 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