

CESARE&CO

Tring, Hertfordshire, HP23 5NS

Experience and dedication to beautiful homes

www.cesare.co.uk

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Tring
Hertfordshire
HP23 5NS





An exceptional three bedroom semi-detached home within walking distance of the town and Tring Station.

TENURE: FREEHOLD
ASKING PRICE: £699,950

LOCAL AUTHORITY: Dacorum Borough Council

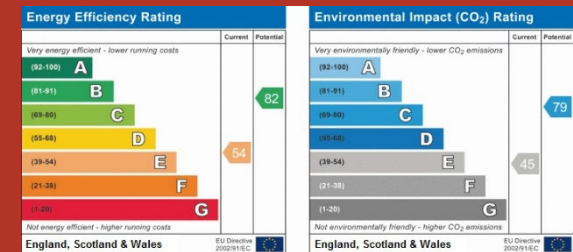
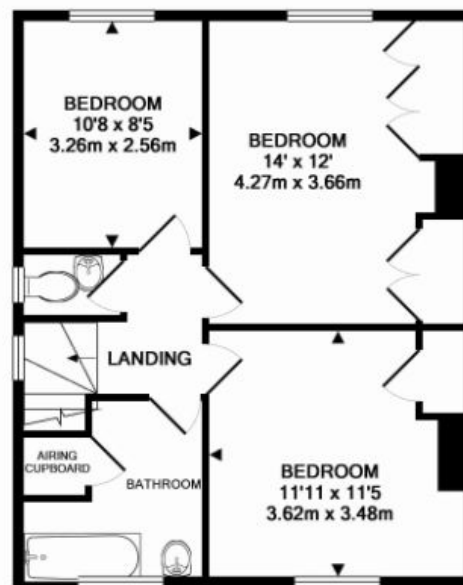
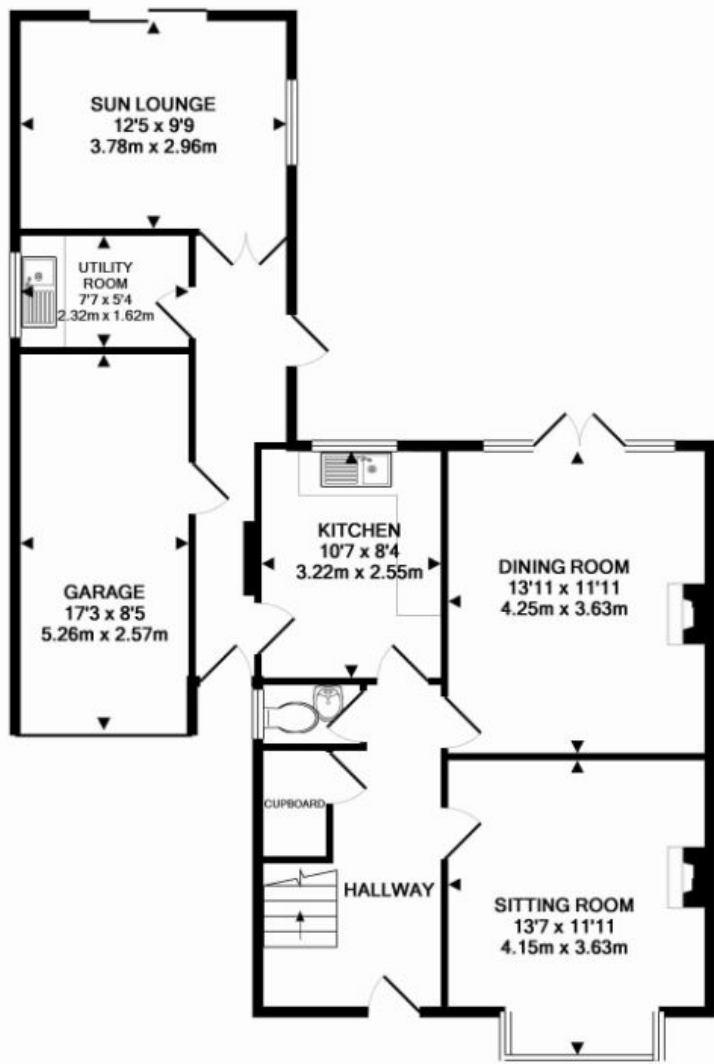
VIEWING: By appointment with Cesare & Co, 48 High Street, Tring, Hertfordshire, HP23 5AG

Tel: 01442 827000 Email tring@cesare.co.uk

DESCRIPTION: Cesare & Co have been favoured with the instructions to offer this 1920`s built semi-detached home to the market. This family home has been much improved by the present owners including a single storey extension. The accommodation on offer comprises a light and spacious entrance hall, ground floor cloakroom, sitting room, dining room, kitchen, inner hallway, utility room and sun lounge. On the first floor there are three bedrooms, family bathroom and separate WC. The property benefits from double glazing and gas to radiator central heating. Externally, the rear garden is larger than average and benefits from a patio seating area extending to a large lawn with extensive flower and shrub beds. To the front there is driveway parking for several cars in front of the garage. Potential to further extend STP. Viewing of this property is by appointment only.

SITUATION: The historic small market town of Tring is surrounded by beautiful Chilterns countryside and yet only a few miles away from routes providing excellent access to London. Tring town centre provides a range of small specialist shops, restaurants and public houses. Excellent schooling is available for all ages, including independent schools such as The Tring Park School for Performing Arts and The Berkhamsted School. Communications are superb with access to the A41 (providing a direct link to the M25 J20) and from there the national motorway network. Tring main line station provides a fast and frequent service in to London Euston approximately in 36 minutes.





**APPROX. GROSS
INTERNAL FLOOR AREA**
1407 SQ FT/ 131 SQM

IMPORTANT NOTICE Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not constitute any offer or any part of a Contract. The Vendors, his Agents, Cesare & Co and persons in the employment do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Cesare & Co.