







**Guide Price**  
**£465,000**

A beautifully presented and deceptively spacious two bedroom end of terrace Victorian cottage which has been tastefully extended and refurbished throughout and stands on lovely south facing gardens. The property is ideally situated in the heart of the conservation area within easy walking distance to all amenities including the town centre and Tring Park.

# Property Description

## ENTRANCE

Door to:

## LOUNGE

Double glazed sash window to front with wooden shutters. Feature fireplace with multi fuel stove, radiator, built in Victorian style cupboards and shelving, door to dining room.

## DINING ROOM

Slate floor with underfloor heating, stairs to first floor with a range of bespoke built in cupboards below, opening to kitchen.

## KITCHEN

Fitted with a range of both floor and wall mounted units with slabtech work surface over and Italian Carrara marble splash back tiles, one and a half bowl butler sink unit with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher, washing machine, wine cooler, fridge and freezer, slate floor with underfloor heating, concealed hive enabled Worcester boiler. Double glazed stable door to rear and large skylight.

## LANDING

Doors to bedrooms and bathroom and access to converted loft space with lighting and Velux window to rear via extending wooden ladder with eaves storage space.

## BEDROOM ONE

Double glazed sash window to front with wooden shutters. Radiator, built in wardrobes, exposed wood flooring, feature fireplace with slate hearth.

## BEDROOM TWO

Double glazed sash window to rear with fitted shutters overlooking the gardens. Radiator, built in wardrobe.

## BATHROOM

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c. fully tiled walls, heated towel rail.

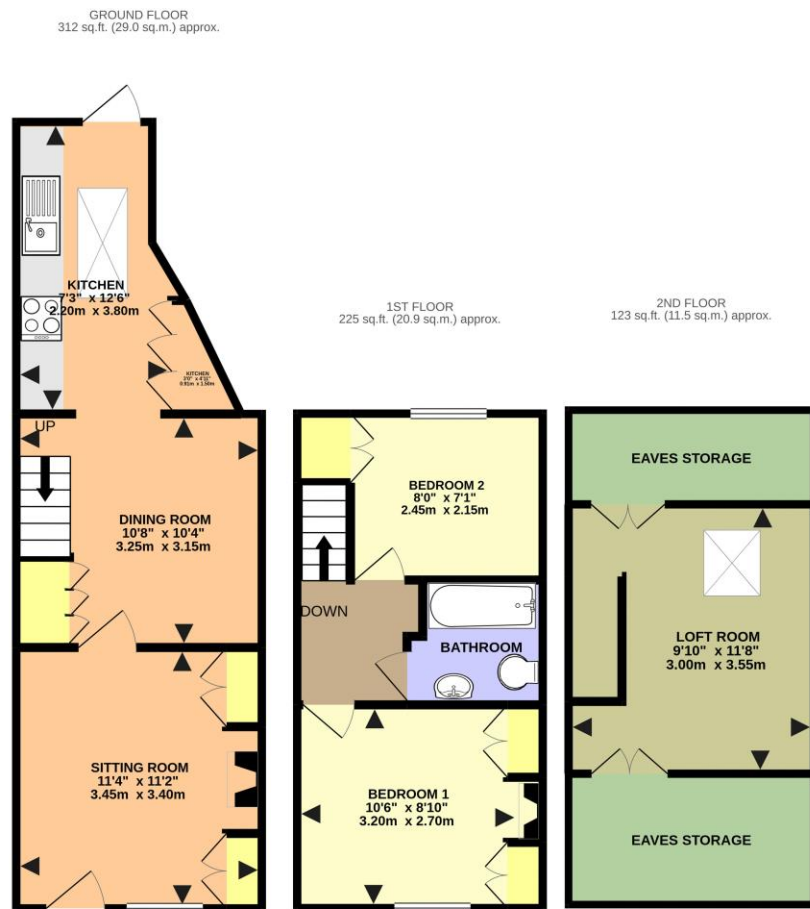
## OUTSIDE

### FRONT GARDEN

Steps to front door with wrought iron hand rail, shingled area.

### REAR GARDEN

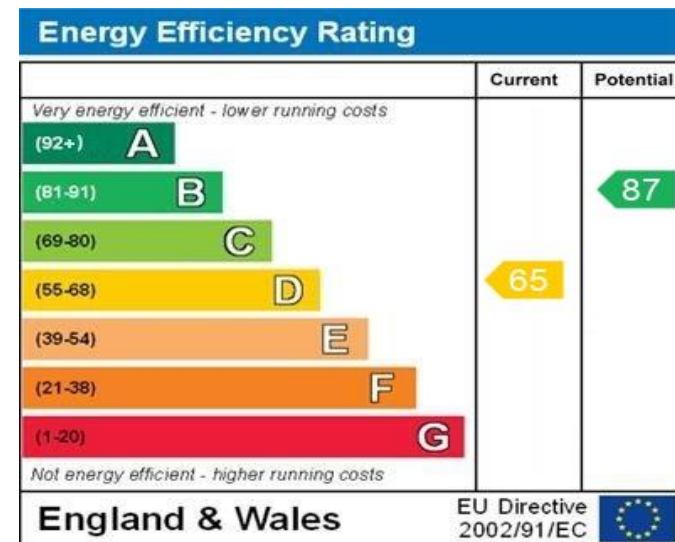
A large south facing garden which is mainly laid to lawn with slate paved and shingled patio areas, all enclosed by walling and fencing, timber summer house with power and lighting, outside lighting and cold water tap, gated side access.



ALBERT STREET, TRING HP23 6AU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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