







**Guide Price**  
**£550,000**

A charming two bedroom end of terrace Victorian cottage with additional loft room located in the heart of the conservation area just a short walk from the Town Centre and Tring Park. The property offers spacious accommodation including an open plan kitchen/dining room with bi-fold doors, lounge/family room and generous upstairs bathroom.

# Property Description

## ENTRANCE

Door to:

## LOUNGE

Double glazed sash window to side aspect. Feature fireplace, opening to family room, radiator.

## DINING ROOM

Double glazed bi-folding doors to rear, double glazed window to front aspect. Underfloor heating.

## STUDY/PLAY ROOM

Opening to lounge, radiator.

## KITCHEN

Double glazed window to side aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, butler sink with mixer tap, built-in oven and gas hob, integrated dishwasher, space for fridge freezer, radiator, concealed wall-mounted gas boiler, opening to dining room, wooden floor, stairs rising to first floor.

## LANDING

Access to loft space, doors to bedrooms, exposed floor boards.

## BEDROOM ONE

Double glazed sash window to side aspect. Radiator, built-in wardrobes.

## BEDROOM TWO

Double glazed sash window to side aspect. Radiator, feature fireplace, exposed floor boards, steps to loft room.

## LOFT ROOM

Double glazed Velux window to side aspect.

## BATHROOM

Double glazed frosted sash window to side aspect. Panelled bath with shower over, pedestal wash hand basin, low level WC, storage cupboard, radiator.

## OUTSIDE

## REAR GARDEN

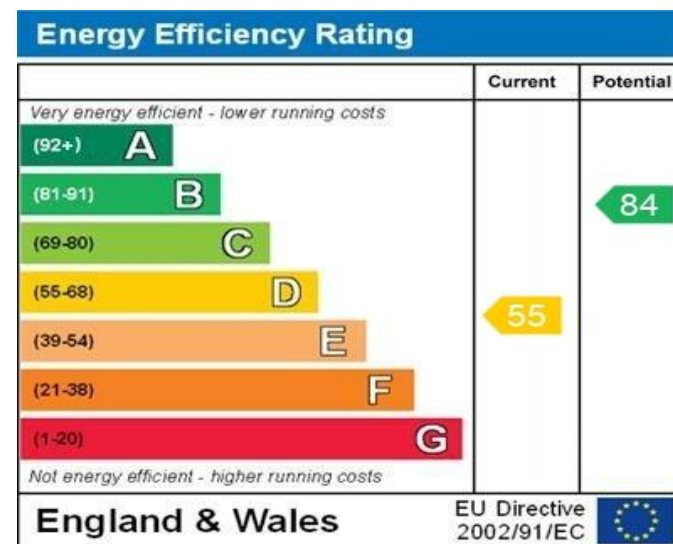
Patio area with shed, outside light, outside tap, flower and shrub beds.



LANGDON STREET, TRING HP23 6AZ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

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