



HUNTERS[®]

HERE TO GET *you* THERE

12 Park Road, Tring, Hertfordshire, HP23 6BN

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Guide Price £450,000

- BEAUTIFUL TWO DOUBLE BEDROOM EDWARDIAN TERRACED COTTAGE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- FITTED KITCHEN WITH FLOOR & WALL MOUNTED UNITS AND GAS RANGE STYLE COOKER
- TWO GENEROUS DOUBLE BEDROOMS
- ATTRACTIVE FRONT GARDEN OVERLOOKING PICTURESQUE COUNTRYSIDE
- SOUGHT-AFTER TRING TRIANGLE CONSERVATION LOCATION OVERLOOKING TRING PARK COUNTRYSIDE
- STUNNING LOUNGE/DINING ROOM WITH SASH WINDOW, HERRINGBONE FLOORING & OPEN FEATURE FIREPLACE WITH WOOD BURNING STOVE
- BEAUTIFULLY PRESENTED GROUND FLOOR SHOWER ROOM WITH UNDERFLOOR HEATING
- LOW MAINTENANCE ENCLOSED REAR GARDEN WITH PRIVATE GATED REAR ACCESS & GARDEN SHED
- INTERACTIVE VIRTUAL TOUR

Located in the sought-after 'Tring Triangle' conservation area overlooking the beautiful Tring Park countryside and opposite former Sterling Moss's childhood/family estate. Park Road, is also home to the Rothschild Tring Park family mansion and the smaller Natural History Museum counterpart to London. Easy walking distance (approx 5mins) to an extensive range of independent cafe's and restaurants, M&S Foodhall etc, all located on the high street. Easy access to M25 (for Airports), Mainline Station with direct trains to London Euston and Midlands along with convenient Chesham, Underground Station (6 miles) and it's direct Metropolitan line trains into Central London.

This is a superb example of it's type. A two-bedroom character cottage perfectly blending period charm with stylish interior design. Offered to the market with no onward chain, the property enjoys breathtaking open countryside views to the front, creating a truly exceptional setting.

From the moment you step inside, the cottage exudes warmth and character. The stunning dual-purpose lounge and dining room is bathed in natural light from an elegant sash window with integrated shutters, while a beautiful feature fireplace provides a striking focal point with its working wood burning stove, making it the perfect space to relax, entertain and unwind.

The thoughtfully designed kitchen is both practical and full of charm, offering an excellent range of floor and wall mounted units, complemented by a dual butler sink and traditional gas range style cooker that perfectly suits the cottage's character. Engineered wood flooring throughout the kitchen and hallway with cosy seating area beneath stairs and plenty of hallway storage. Completing the ground floor is a recently appointed beautiful shower room, finished to a very high standard with contemporary brushed brass fittings, wall mounted towel radiator and underfloor heating.

The first floor offers two spacious double bedrooms with double built-in wardrobes to the main. Both enjoying an abundance of natural light via sash windows with integrated shutters whilst providing peaceful retreats with plenty of space for furniture and storage. The rear bedroom gives access via loft ladders to the boarded out large attic space with Velux roof window and plenty of storage shelving

Outside, the property continues to impress. The enclosed rear garden terrace has been recently designed with ease of maintenance in mind for al-fresco dining and entertaining. It benefits from privately gated rear alley access along with a useful garden shed. To the front in keeping with the period charm , an attractive cottage garden perfectly frames the property whilst enjoying uninterrupted views across the picturesque surrounding countryside—a truly idyllic backdrop to everyday life.

Combining stylish character, charm and an enviable village-style setting, this exceptional cottage presents a rare opportunity to purchase a beautiful home. Whether you're searching for your first home, looking to downsize, or simply dreaming of a quintessential Hertfordshire cottage with stunning countryside views, this delightful property is sure to capture your heart.



TOTAL FLOOR AREA: 558 sq.ft. (51.9 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. The 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		











