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9 Charles Street, Tring, HP23 6BD

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Guide Price £360,000

- CHARMING TWO BEDROOM CHARACTER COTTAGE
- WALKING DISTANCE TO TRING TOWN CENTRE
- MODERN FAMILY BATHROOM
- SOUTH-EASTERLY FACING REAR GARDEN
- EXCELLENT TRANSPORT LINKS INCLUDING TRING STATION TO LONDON EUSTON
- HIGHLY SOUGHT-AFTER TRING TRIANGLE LOCATION
- SPACIOUS KITCHEN/BREAKFAST ROOM
- WALKING DISTANCE TO TOWN CENTRE
- POTENTIAL TO EXTEND SUBJECT TO REAPPLYING FOR PLANNING PERMISSION
- INTERACTIVE VIRTUAL TOUR

Situated within the heart of the highly sought-after Tring Triangle, this charming two-bedroom character cottage beautifully combines period charm with modern convenience, offering an excellent opportunity for first-time buyers, downsizers, or those seeking a characterful home within walking distance of the town centre.

The property is entered into a welcoming lounge featuring a decorative fireplace which creates an attractive focal point and enhances the cottage's cosy and inviting feel. To the rear, the spacious kitchen/breakfast room is fitted with a comprehensive range of floor and wall-mounted units with work surfaces over, providing ample storage and preparation space alongside room for dining and everyday living.

To the first floor, the property offers two bedrooms and a modern family bathroom finished to a modern standard.

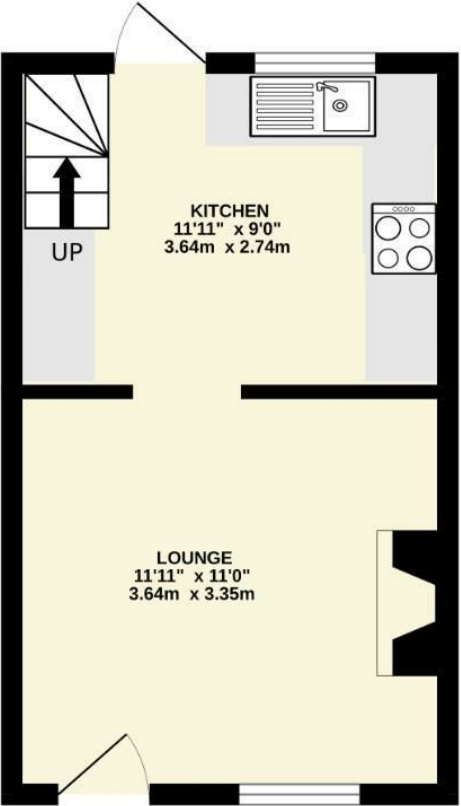
Externally, the cottage benefits from a delightful south-easterly facing rear garden, creating an ideal outdoor space for relaxing, entertaining, and enjoying the sunshine throughout the day.

The property also offers exciting future potential, with previously approved plans for both ground floor and first floor rear extensions. Although the original planning permission has now expired, there may be an opportunity for buyers to reapply, subject to the necessary consents.

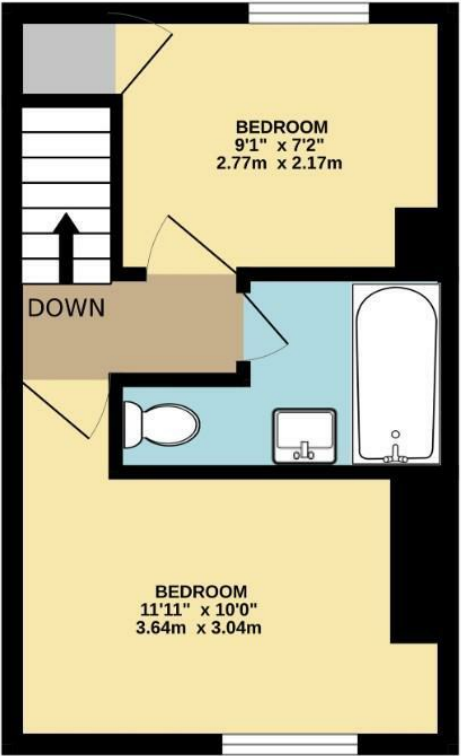
Located within easy walking distance of the High Street, Tring is a highly desirable market town renowned for its historic charm, excellent schooling, and surrounding countryside. The town offers an excellent range of independent shops, cafés, restaurants, and everyday amenities, together with a strong sense of community and access to beautiful walking routes through the nearby Chiltern Hills.

The area is particularly popular with commuters and families alike, benefitting from excellent transport connections including nearby Tring railway station, which provides direct rail services into London Euston, alongside convenient road access to the A41, M25, and wider Home Counties.

GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 461 sq.ft. (42.9 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. 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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