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21 Pheasant Close, Tring, HP23 5EQ

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Guide Price £300,000

- SPACIOUS ONE BEDROOM END OF TERRACE
- TWO ALLOCATED PARKING SPACES
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- GAS CENTRAL HEATING
- HIGHLY SOUGHT AFTER LOCATION
- GENEROUS SIZE ENCLOSED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

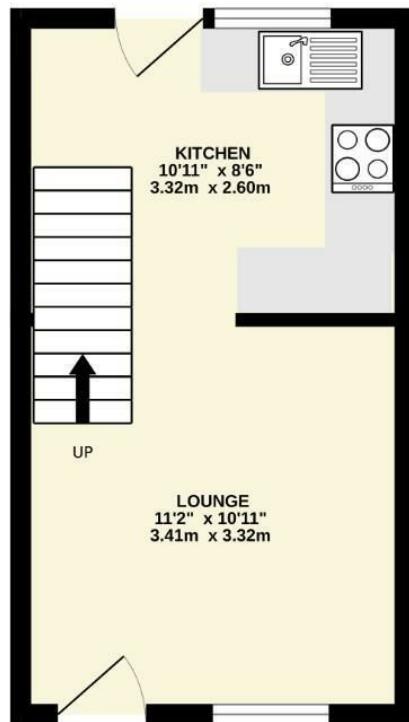
This well presented one bedroom end of terrace property sits hidden within Tring, with close proximity to the local walks and the town centre.

Situated in a quiet and highly sought-after cul-de-sac, this spacious and well-presented modern one-bedroom end-of-terrace property has been maintained to a high standard throughout. It features a fitted kitchen, a generous sized enclosed garden, gas central heating, and allocated parking for two cars.

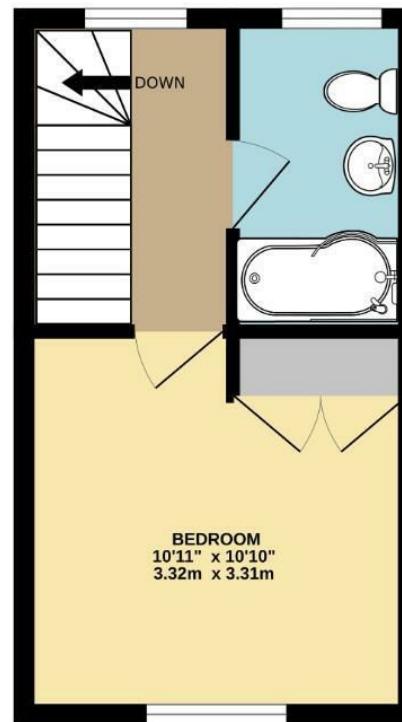
This exceptional property is a must-see to fully appreciate all that it has to offer. While technically a one-bedroom home, it boasts a surprisingly generous layout, offering far more space than meets the eye. Thoughtfully designed and beautifully presented, this residence delivers both comfort and functionality in equal measure.

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Dundale School, Tring School as well as nearby Grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

GROUND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



1ST FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA: 430 sq.ft. (39.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate only. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



