



1 Posting House,
Tring Station, Tring, Hertfordshire HP23 5QS





Victorian secret.

For those who dream of getting out of the rat race, but still need access to it, this elegant home offers the best of both worlds; life in the country, yet with city connections quite literally on your doorstep.

Of Victorian origin, quietly nestled behind the impressive, Grade II Listed former Royal Hotel building and within only a few steps of the station, this fine row of prestigious townhouses is perhaps one of Tring's best kept secrets.

Spanning three storeys and beautifully positioned at the end of the terrace, this particular property enjoys a light-filled interior, courtesy of its attractive sash windows.

Inside, whilst currently configured as a four bedroom home, the space is highly versatile. Depending upon individual needs, the interior could be very easily reimagined to provide an alternative mix of living/bedroom accommodation, if preferred.

Currently, the ground floor houses a sitting room, cloakroom and a modern kitchen/diner which has access out to the private side courtyard garden.

Guide price: £595,000
Tenure: Freehold



The bedrooms are located on the upper two floors. The main bedroom is located on first floor level, with access to a large, luxury bathroom adjacent, while the remaining rooms can be found on the top floor.

Outside, the property benefits from its own individual, private courtyard garden – a hidden oasis which enjoys a high degree of privacy. In addition, there is a well-maintained residents' shared garden which is located just across the car parking area.

Parking is located to the front of the property.

Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of independent restaurants and artisan cafes.

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular train services to London Euston.



Every home tells a story

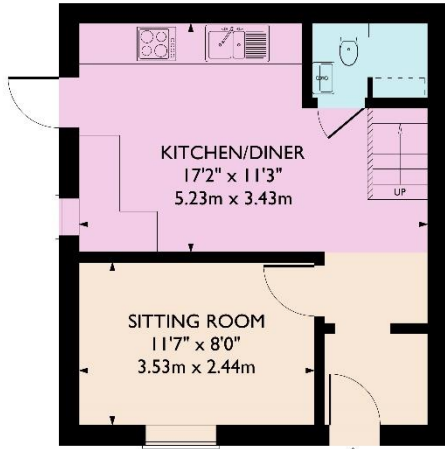
Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

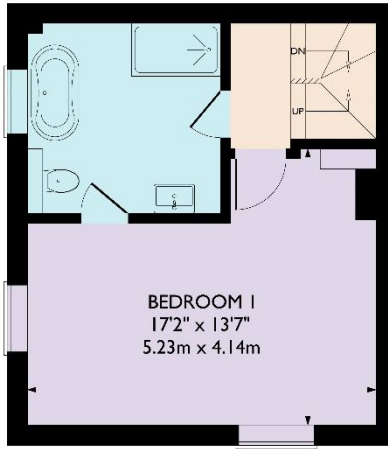
APPROXIMATE GROSS INTERNAL AREA = 1017 SQ FT / 94 SQ M



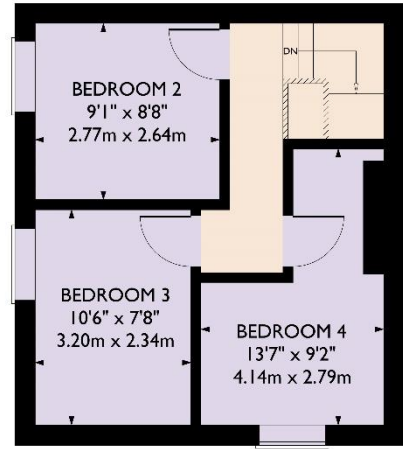
=REDUCED HEAD HEIGHT (< 5 FT)



GROUND FLOOR



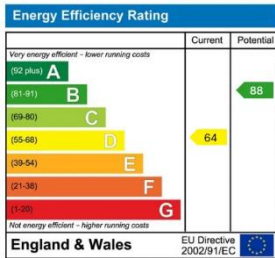
FIRST FLOOR



SECOND FLOOR

© Nash Partnership

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: E

nashpartnership.co.uk

Tring Office | 01442 820420
35 High Street, Tring, Hertfordshire HP23 5AA

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.