



LAKESIDE, TRING HP23 5HN

LAKESIDE, TRING

Offers in excess of **£650,000** FREEHOLD

Detached two/three-bedroom bungalow with large double garage, offering significant scope for modernisation and extension (STPP) and no onward chain.

A light filled detached bungalow set within a sought-after cul-de-sac in Tring, offering an excellent opportunity for updating, refurbishment and/or reconfiguration.

The property has been well maintained but would now benefit from updating, providing buyers with clear scope to create a home to their own specification. The original layout was designed as a three-bedroom bungalow and can be readily reinstated, or adapted further (STPP).

The accommodation currently comprises a spacious living room leading to a conservatory overlooking the rear courtyard garden, with an adjoining dining room (formerly the third bedroom). The kitchen offers direct internal access to the attached large double garage, presenting further potential for conversion (subject to planning).

There are two further bedrooms, including a principal bedroom with en-suite, and a separate family bathroom, and an airing cupboard housing the hot water tank.

Externally, the property benefits from a double-width driveway and a private, low-maintenance rear garden with a summer house and shed.

Outside the kitchen there is a covered area.

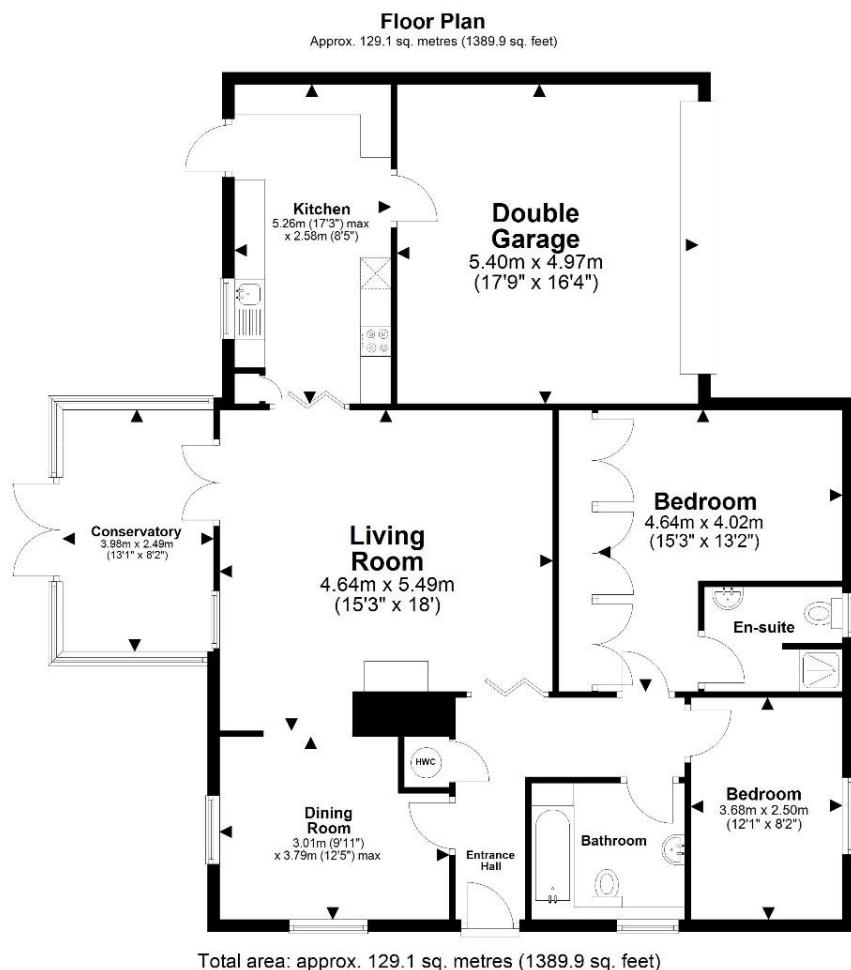
Offered for sale with no onward chain, the bungalow is ideally suited to buyers seeking a manageable renovation project with strong potential in a well-regarded location.

Lakeside is a sought-after cul-de-sac within a mile of Tring's High Street, which offers independent shops, cafes, restaurants and well-known brands, plus a weekly Friday Market and fortnightly Saturday Farmers' Market. The town is surrounded by Chilterns countryside with excellent walking, including fields and woodland in Tring Park, and the Grand Union Canal. Commuters are well served by fast trains to London Euston (c.38 minutes) and road access to the M25 via the A41. Families benefit from a choice of schools, including the recently modernised secondary school, Tring Park School for the Performing Arts, and the nearby Independent Berkhamsted Schools Group. Amenities include the Natural History Museum at Tring and Tring Reservoirs. Leisure facilities are extensive, encompassing a sports centre, gyms and clubs covering football, cricket, rugby, tennis, bowls and golf.









The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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EPC rating – D Council Tax Band - F

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