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Tring

PRICE GUIDE £450,000

# Tring

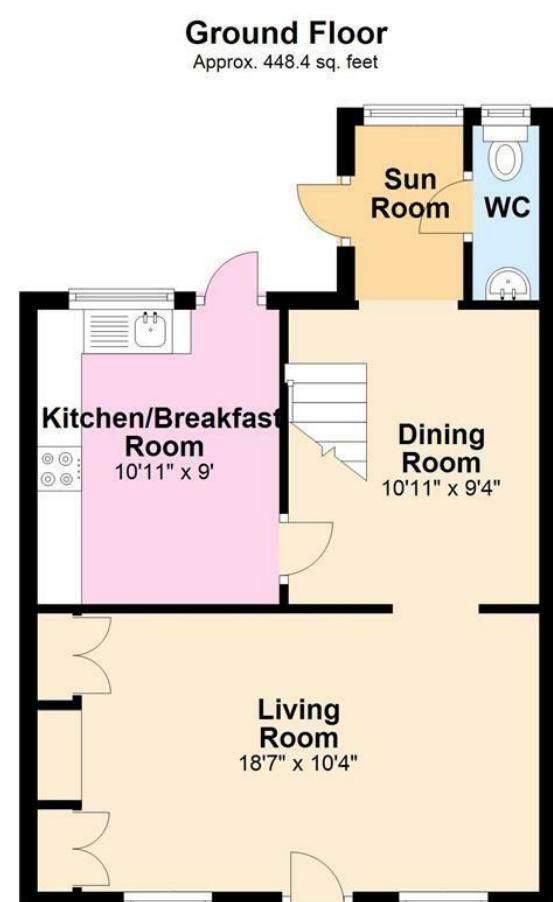
## PRICE GUIDE

£450,000

VACANT POSSESSION NO UPPER CHAIN. A wonderful double fronted cottage in the heart of Tring conservation area boasting 3 bedrooms, 2 reception rooms an eat in kitchen/breakfast room, first floor bathroom and lovely private south facing rear garden.



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Total area: approx. 857.5 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.

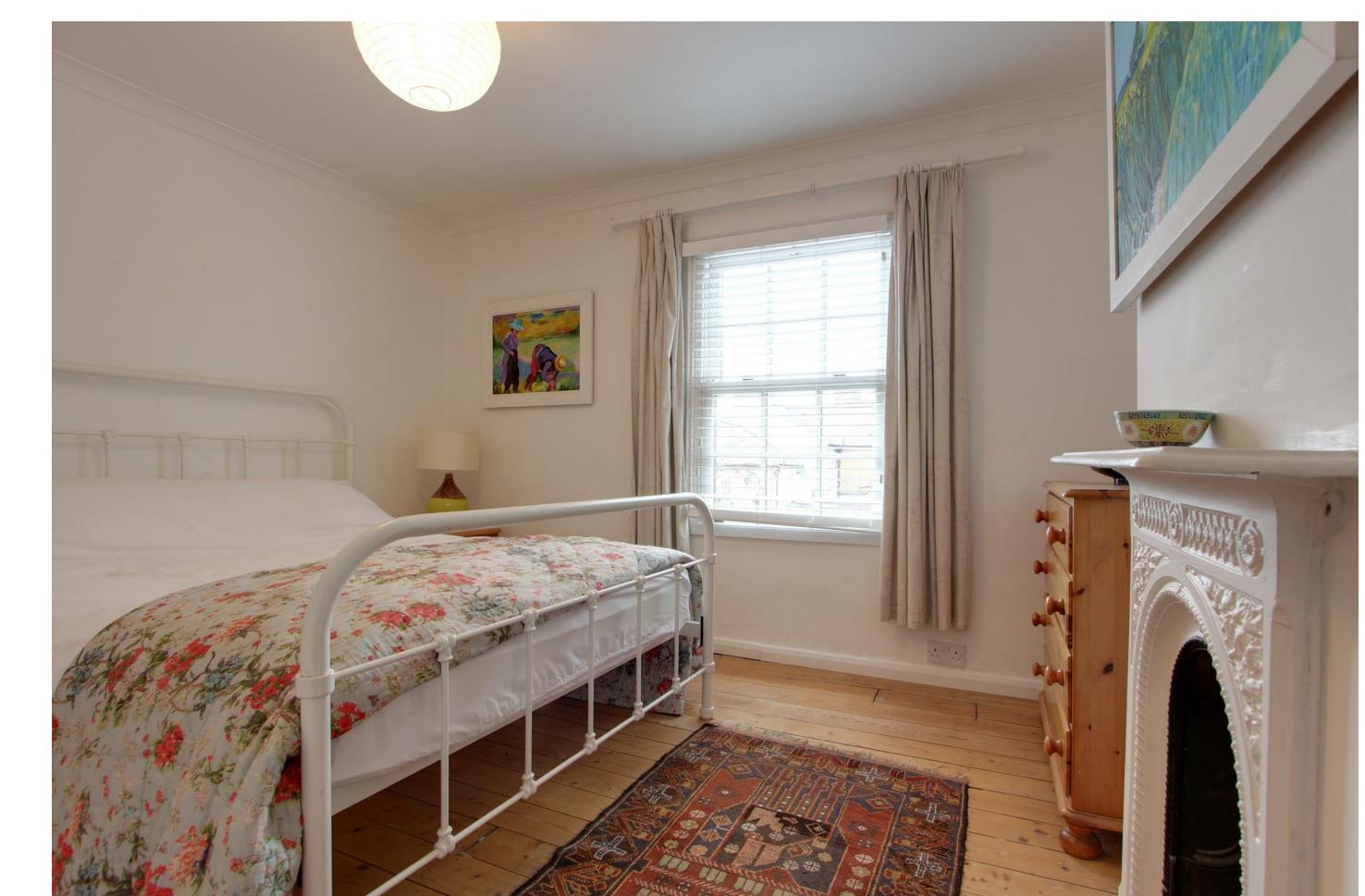


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	81	
(81-91)	C	62	
(69-80)	D		
(55-68)	E		
(38-54)	F		
(1-29)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	





A delightful character cottage in the heart of Tring town only a stones throw from the shops and restaurants!



**Ground Floor**  
A light and airy living room boasts two windows to the front aspect allowing natural light to flood this reception room which also has stripped wooden floorboards and open grate fireplace. From here the stripped wooden floorboards continue through to the dedicated dining room which opens directly to a lovely sun room overlooking the rear garden, an ideal spot to read the Sunday papers! From this space there is a window to the rear and French doors opening to the garden. Off the sun room is a rare find for a character cottage - a ground floor cloakroom which has been fitted with a wc and wash basin. Off the dining room is the kitchen/breakfast room which is large enough to accommodate a bistro style table and chairs and has been comprehensively fitted with a range of base and eye level units which incorporate several drawers and is finished with a solid wood work top. There are integrated appliances to include floor to ceiling fridge/freezer, dishwasher, washing machine and double oven with hob and extractor over. From the kitchen there is a window overlooking the rear garden and a door opening to the patio area.

**First Floor**  
A landing area has a hatch opening to the attic space a built in cupboard with hanging and storage space and doors opening to all three bedrooms and the bathroom. The principal bedroom overlooks the front aspect and has an original fireplace. Bedroom two overlooks the rear gardens and has a fitted over-stairs storage cupboard while bedroom three also has an aspect over the front. The bathroom has been fitted with a good quality white suite comprising of walk in shower cubicle, wash basin and low level wc.

**The Rear Garden**  
An undoubted feature of this chocolate box character cottage is the landscaped Southerly facing garden. Large flagstones are laid directly to the rear of the house with a pathway leading to gated side access which gives you pedestrian access to the front of the property. The main portion of the garden is laid to high grade artificial grass ensuring the garden can be used all year round. There are boarders to both side boundaries and the rear boundary which has been planted with a variety of herbaceous plants, shrubs and specimen trees. In the corner is a timber framed garden shed.

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#### The Location

The property is situated within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves.

There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The Home Farm development is ideally placed to take advantage of all the countryside Tring has to offer.

#### Education In The Area

The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Dundale and Grove are all within striking distance and for secondary Tring School (currently with a good Ofsted & outstanding for its sixth form).

#### Transport Links

Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above information.

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