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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Tring

## PRICE GUIDE

£600,000

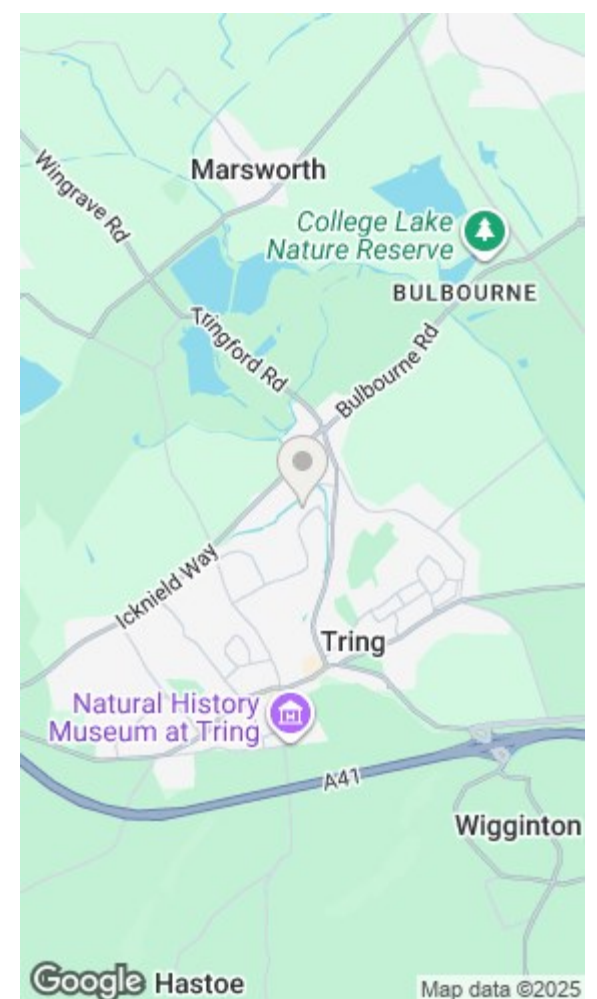
Sold with a complete onwads chain and refurbished to a good standard throughout to include a refitted kitchen, bathroom and cloakroom and also boasting the advantage of a high quality garden cabin with power and light making an ideal working space! Early viewings recommended.



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Total area: approx. 1036.9 sq. feet  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	84		

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC    EU Directive 2002/91/EC





A lovely detached home in a traffic free location and presented in show home condition.



#### Ground Floor

The spacious entrance hall has glass doors opening to the ground floor accommodation with stairs rising to the first floor and door opening to useful ground floor cloakroom which is fitted with a contemporary two piece suite with wall mounted heated towel rail. The dining room (currently used as a family room) also has glass doors opening directly onto the fitted kitchen which comprises a range of base and eye level units WITH work tops over. There are a range of integrated appliances to include a double oven, microwave, induction hob and extractor and fridge/freezer. From the kitchen a door opens directly to the rear garden while there is also a window to the rear. The formal living room completes the ground floor which has sliding patio doors opening to the rear garden. Herringbone flooring flows throughout the ground floor giving a real sense of space.

#### First Floor

The landing area has doors opening to all four well proportioned bedrooms and to the refitted family bathroom which has been fitted with a luxuriously appointed three piece suite. Two of the bedrooms overlook the front while the other two overlook the rear.

#### Outside

Both the front and rear garden have been landscaped to a good standard. At the front of the property there is a block paved driveway with steps leading to the front door and several raised borders. There is an EV charging port to one side of the property by the driveway with sliding door to provide access. Directly to the rear of the property are oversized patio slabs giving you a really good size alfresco entertaining space and leading down to the main portion of the garden which is laid to high grade artificial grass with pathway leading to the high specification garden cabin with power and light. The garden is fully enclosed by a range of close board fencing.

#### 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.

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#### 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 primary and junior school, Grove Road primary and junior school and Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

#### Facilities

Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit.

#### 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.

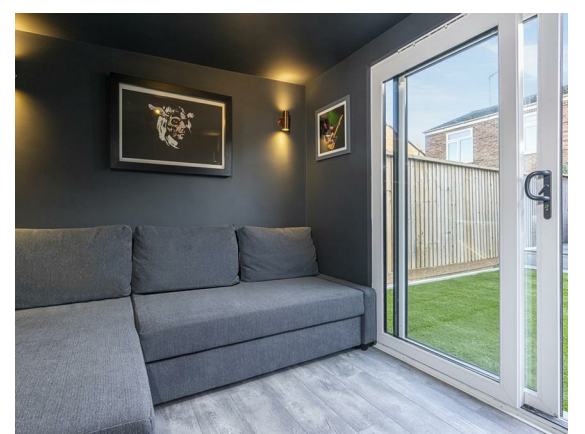
#### Agents Information For Buyers

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 until we are in receipt of this information.



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