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Tring

GUIDE PRICE £745,000



Temptation comes in many forms...

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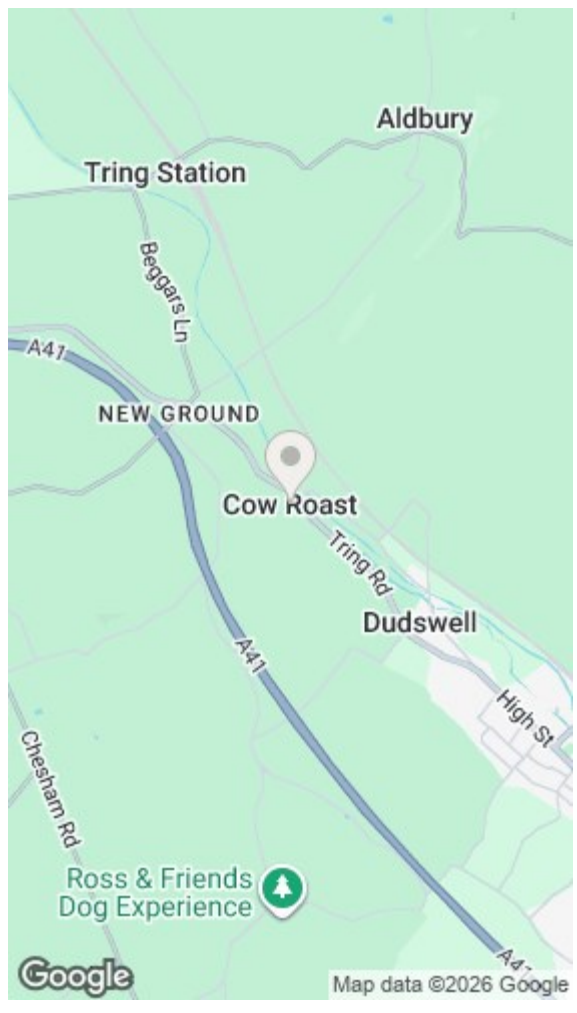
Located on a canal side setting in between the popular market towns of Berkhamsted & Tring. A stunning and flexible period home which can be set up as a two bedroom house with two bedroom annex or a 4 bedroom property with three reception rooms to include an open plan kitchen/dining room with beautiful gardens to the rear. NO CHAIN.

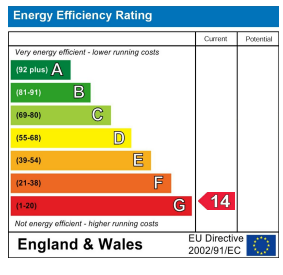


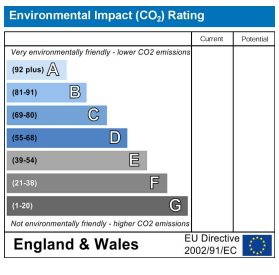
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Total area: approx. 1527.6 sq. feet







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A one off chance to purchase a simply stunning canal side home.





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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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

Ground Floor
Over looking the canal at the front of the property is the open plan kitchen/dining room which has been fitted with a comprehensive range of base and eye level units and a central island dining space. There are two windows to the front including a characterful bay window and a wood burning stove with exposed brickwork surround and hearth. There are stairs rising to the first floor and stairs descending to the lower ground floor. A door from here opens to a sitting room which has a window to the rear while a second door opens to a useful ground floor bathroom which is fitted with a white four piece suite to include both a separate shower cubicle and panelled bath.

Lower Ground Floor
The lower ground floor could potentially be converted into a self contained two bedroom annex by simply fitting a kitchenette area to the living room which has bi-folding doors opening to the rear garden and a window to the side. Potentially, an ideal air b&b or holiday let, this area could be used as a second income stream. Currently the lower ground floor is incorporated into the main house where, in addition to the large living space are two further bedrooms and a shower room.

First Floor
At the first floor level are a further two double bedrooms both of which enjoy elevated views over the canal directly to the front.

Outside
An undoubted feature of this home are the views to the front and the lovely cottage gardens which are fully enclosed and mainly laid to lawn with a variety of mature planting throughout. A raised timber deck is the idea place to watch the canal boats and world pass you by, while a timber framed garden cabin with power and light gives great storage and could be used for a variety of uses. Alongside the garden cabin is a hot tub for year round enjoyment. There is on road parking with potential for secure gated parking to the rear by separate agreement with Cow Roast Marina.

The Location
The property is situated equidistantly from Tring & Berkhamsted town centres. Tring 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. Berkhamsted High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

Travel Links
Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes. 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 note that on occasion we may use AI to enhance our photography.







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