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Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF

£550,000

Offered for sale with complete upper chain and planning permission for a double storey wrap around extension. A delightful semi detached property with driveway, garage, home office, 3 good size bedrooms and lovely open plan kitchen/dining room and living room. Southerly facing rear garden. Early enquiries essential.



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Total area: approx. 112.0 sq. metres (1205.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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The Ground Floor
Upon entering the properties entrance hall, stairs rise to the first floor and doors open to the ground floor accommodation. With a living room overlooking the front aspect there is solid woodblock flooring and a feature fireplace with built in cabinets and shelving to one side. Spanning the entire width of the rear of the property is the re-fitted open plan kitchen/dining room which has been comprehensively fitted with a range of base and eye level units to include a number of integrated appliances. Natural light floods this space by means of French doors opening to the rear garden, door with glass insert opening to the side and window to the rear. A ground floor cloakroom completes this level.

First Floor
The landing area opens to the first floor where there is a hatch opening to the attic which also provide the opportunity to convert STNP and doors opening to all the bedrooms and to the family bathroom. The main bedroom which overlooks the front of the property also has a range of fitted wardrobes. The family bathroom is fitted with a three piece suite to include a panelled bath with shower unit and screen over and feature brickwork style tiling.

Outside
To the front of the property is a good size block paved driveway which has double doors opening to the side and leading to the single garage with door. To the rear of the garage is a brick built home office which has a UPVD door with glass insert and window overlooking the garden. The home office is fully insulated with power and light and could be used as a range of different purposes. Boasting a Southerly aspect, directly to the rear of the property is a flagstone patio which leads to the main part of the garden which is laid to lawn. There are a number of raised beds and borders with herbaceous planting.

The Location
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.

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Education

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 Good), and Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

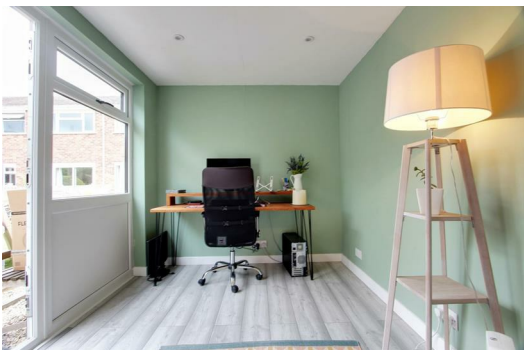
Transport Links

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. 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, completed AML checks and proof of funds.



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