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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

OFFERS IN EXCESS OF £485,000

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Sterling are delighted to offer this wonderful three bedroom property to the market. Offering excellent scope to convert the large 'L' shaped attic to further accommodation (STNP) the property is well presented with two reception spaces and the advantage of first floor 'lootility' room. Externally there is the advantage of a dual driveway space and excellent size rear garden.



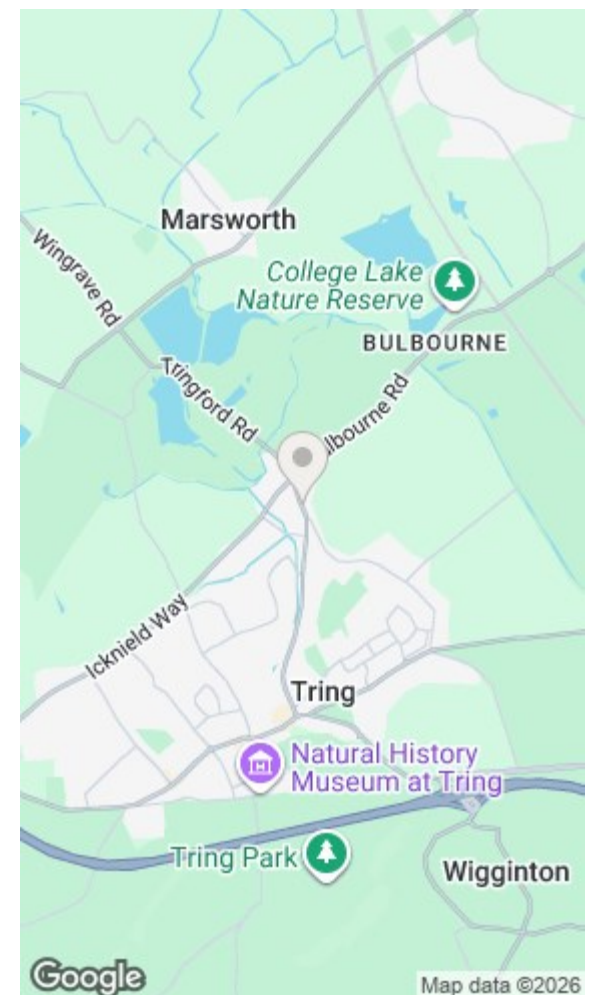
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## Wingrave Road, Tring, HP23

Approximate Area = 749 sq ft / 69.5 sq m  
For identification only - Not to scale

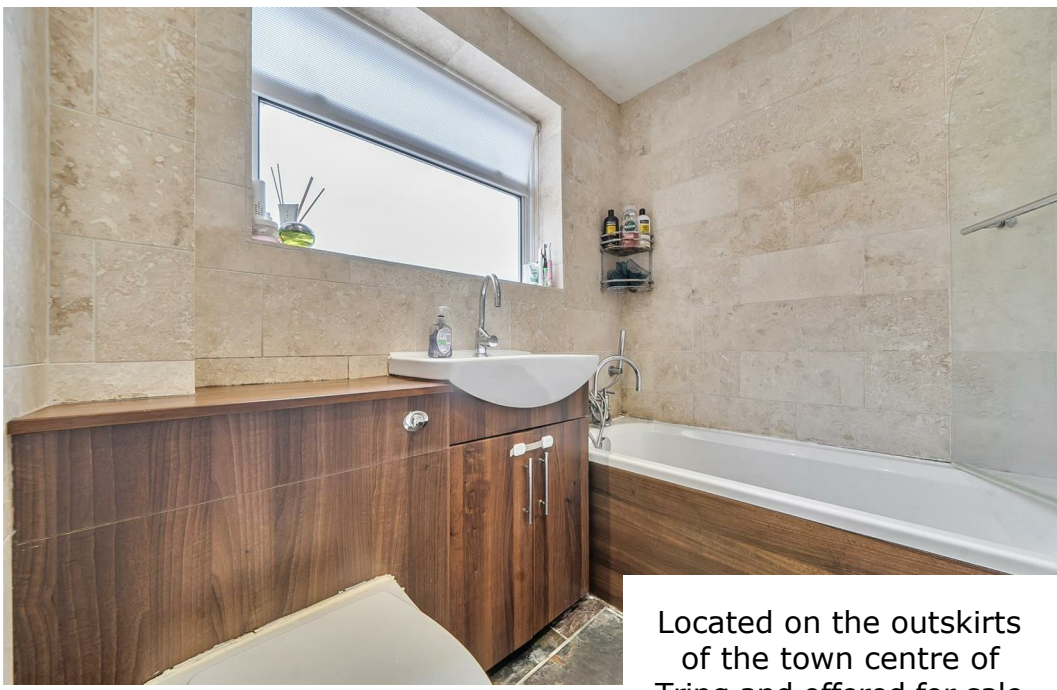


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Sterling Homes. REF: 1417967



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	64
England & Wales		England & Wales	





Located on the outskirts of the town centre of Tring and offered for sale in lovely decorative order.



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#### Ground Floor

The main reception space is split into two rooms with a living room overlooking the front of the property with an inbuilt media unit built into one side of the chimney breast with space for wall mounted television, a number of cabinets and shelving space. To the other side of the chimney breast where there is a cast iron wood burning stove inset are further shelving units. A step up leads to the dining area where there is a window to the rear, stairs rising to the first floor and a door to the kitchen. The traditional galley kitchen is fitted with a range of base and eye level units, a door to the rear and a door to the family bathroom which is fitted with a three piece suite including a panelled bath with shower unit and screen over.

#### First Floor

A landing area has doors opening to all three bedrooms and to a useful 'lootility room' which is fitted with a wc, wash basin and with space and plumbing for a washing machine. The main bedroom is positioned at the front of the property with a hatch opening to the attic space which is an 'L' shape and offers excellent potential to extend/convert. The remaining two bedrooms both overlook the garden and countryside to the rear.

#### Outside

There is a large front garden area which is laid to lawn and puts the property in a set back position. The driveway leads to the rear of the property where hardstanding provides parking for two cars. Beyond the driveway is the private rear garden which is mainly laid to lawn and enclosed by fencing. To the rear boundary of the garden is a mosaic hardstanding making the ideal place for summer BBQ's while enjoying the setting sun.

#### 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. The property is 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 property is ideally placed to take advantage of all that the countryside around 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), 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.

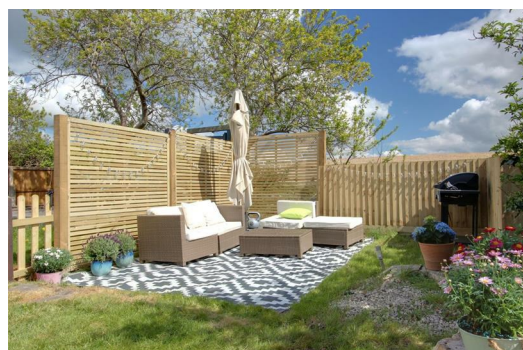
#### Transport Links

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 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.



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