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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

GUIDE PRICE £900,000

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£900,000

" SALE AGREED PRE MARKETING "  
 We are delighted to once again be instructed to sell a property on one of Tring's most sought after roads. Boasting a Southerly facing garden of circa 150 ft in length, 4 bedrooms, 2 bathrooms and 4 reception rooms including a separate utility room to the kitchen/breakfast room. Early enquiries essential.



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Total area: approx. 1581.1 sq. feet  
 All measurements are approximate.  
 Plan produced using PlanUp.



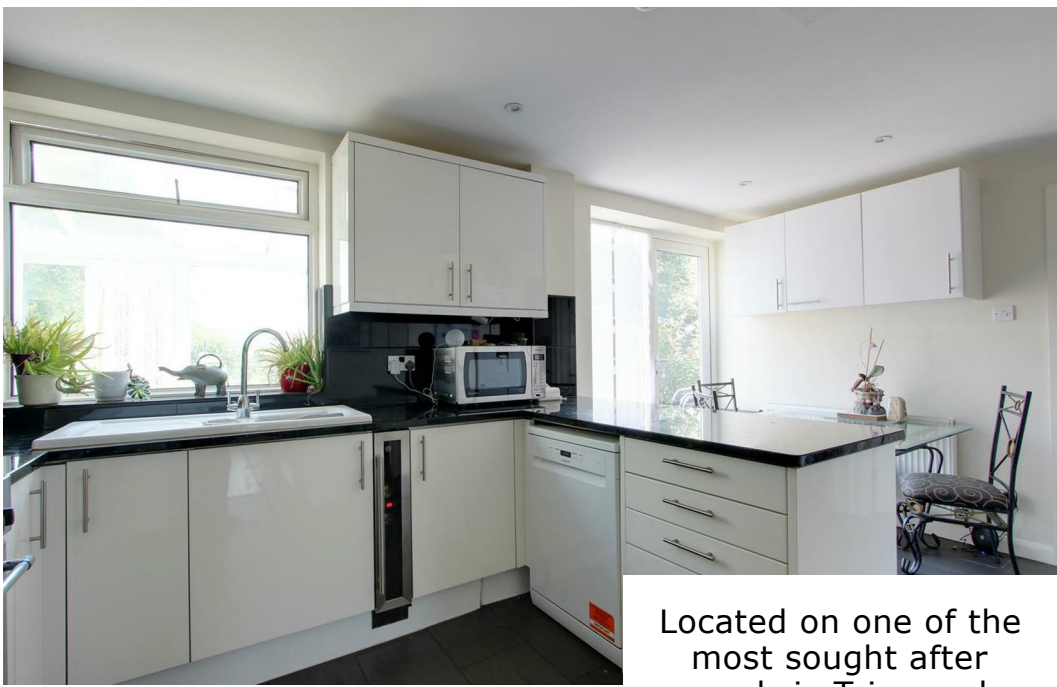
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) 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		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



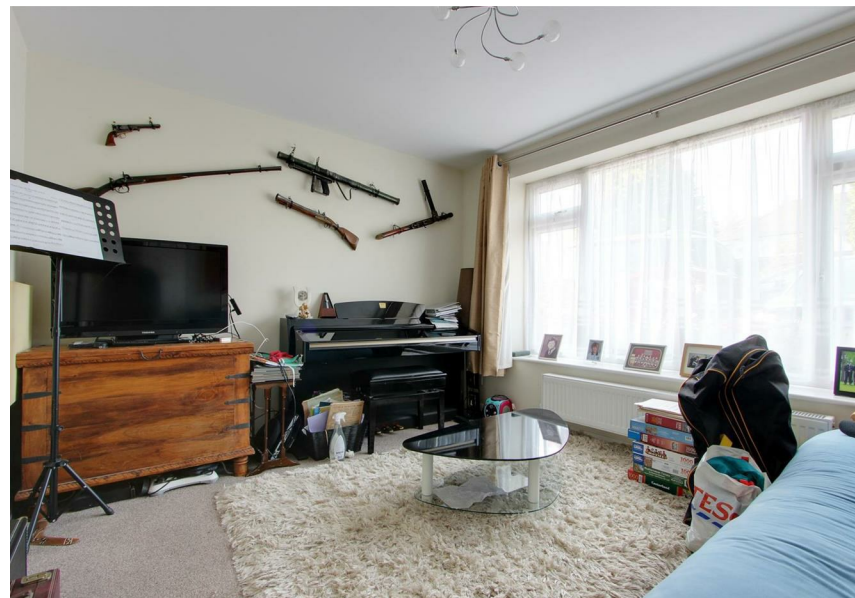
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Located on one of the most sought after roads in Tring and boasting a large Southerly plot.



#### Ground Floor

The front door opens to an extended entrance hall which has stairs rising to the first floor and doors to ground floor accommodation. A door to the right hand side leads through to a family room which has an inner hallway with door opening to the utility room, cloakroom, study and to the open plan kitchen/breakfast room. Fitted with a comprehensive range of base and eye level units there is ample space for table and chairs and French doors opening to the rear garden. From here a door leads to the open plan living/dining room which has a window to the front and sliding patio doors opening to a lovely garden room which offers panoramic views over the lovely rear garden.

#### First Floor

A spacious landing splits into an east and west wing. On one side a door opens to a larger principal bedroom which over looks the rear of the property and has views over the garden and Chiltern Hills beyond. From here a door opens to a large ensuite bathroom which has a separate shower cubicle and bath. There are a further three bedrooms (making 4 in total) and a good size family bathroom. A hatch opens to a large attic space, several properties of which have converted into further accommodation giving further scope for enlargement should this be required.

#### Outside

To the front of the property is a good size driveway providing parking for several cars. To one side of the driveway is a beautiful garden area laid to a vast and mature range of native flowers giving a real burst of colour. A wrought iron pedestrian gate to one side leads to a useful side passage with ample storage space and leads to an extensive patio area directly to the rear of the house and leading to the main portion of the garden which is laid to lawn and enclosed by fencing with a pedestrian gate opening directly to the playing fields at the rear of the property. There are a number of timber framed outbuildings and mature hedging and specimen trees to the three boundaries giving a real sense of privacy. At the very rear boundary is a 'working garden area' with a number of raised vegetable beds and a mini poly tunnel.

#### 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 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.

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.

#### 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 outlined information.



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