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# Temptation comes in many forms...

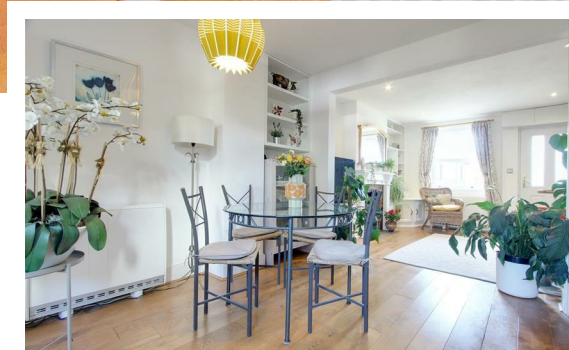


# Tring

OFFERS IN EXCESS OF

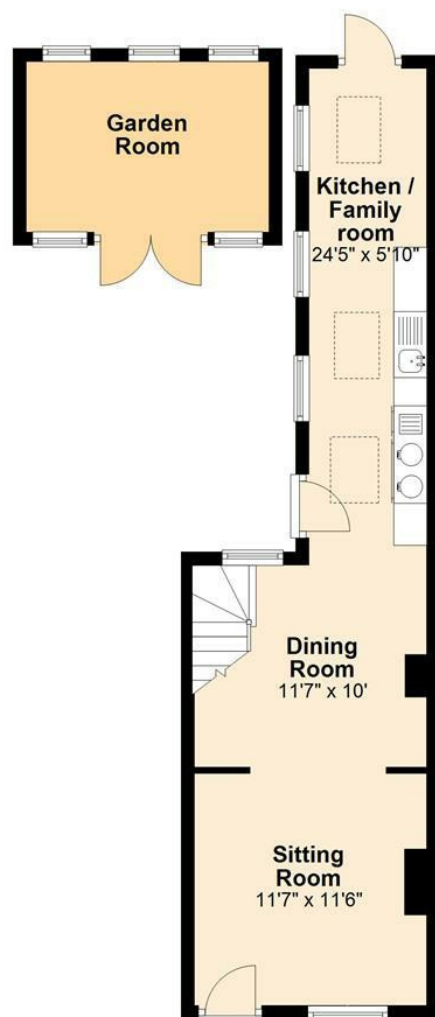
£500,000

A delightful period home backing directly onto open countryside yet within striking distance of the town centre of Tring and all amenities. Briefly comprising living room with separate dining area, kitchen/breakfast room, 3 bedrooms and first floor bathroom. Wonderful 100ft garden with cabin.



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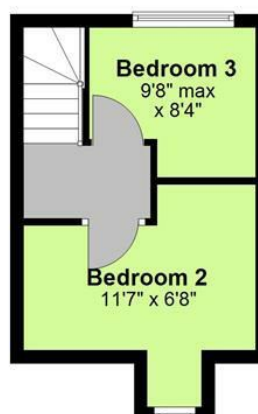
**Ground Floor**  
Approx. 500.0 sq. feet



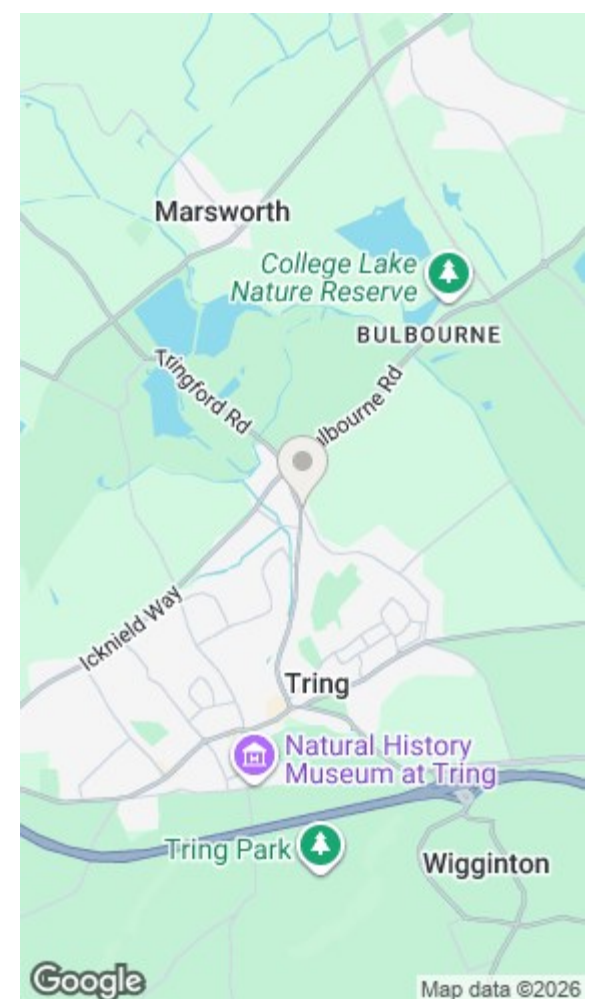
**First Floor**  
Approx. 253.2 sq. feet



**Second Floor**  
Approx. 193.5 sq. feet



Total area: approx. 946.8 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
56	100		

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Environmental Impact (CO<sub>2</sub>) Rating scale: A (82 plus), B (81-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



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A well proportioned period home with lovely countryside views to the rear just outside the town centre of Tring.



**Ground Floor**  
The main reception room is split into two areas. The first area is the sitting room which has a window to the front and an exposed brick chimney with cast iron wood burning stove inset. Wide engineered oak flooring flows from this space through to the dining area which has a window to the rear and leads directly into the kitchen/ breakfast room. The kitchen/ breakfast room is an exceptionally light and airy space with windows to the side, French doors opening to the garden and three Velux windows to the part vaulted ceiling. There are a number of base and eye level units and several drawers. The kitchen also offers scope to enlarge by extending out to the side like so many of the other properties in this road have done so already STNP.

**First Floor**  
The landing area of the first floor has stairs rising to the second floor and a window to the rear. A door opens to the principal bedroom which has a window to the front and a floor to ceiling storage cupboard. The bathroom which is fitted with a white three piece suite also includes a shower unit and screen over the panelled bath.

**Second Floor**  
Bedrooms two and three are positioned on the second floor with one overlooking the front and the second over looking the rear where you can benefit from delightful country views.

**Outside**  
There is a small garden area directly to the front of the property which has raised beds with mature planting. The rear garden has been landscaped with low maintenance in mind. The middle section is laid to artificial grass which leads to the rear section laid to shingle with gated access on the rear boundary having a pedestrian gate opening directly to the rear countryside. Additionally at the rear boundary is a delightful timber garden cabin with power and light which could be used for a multitude of purposes.



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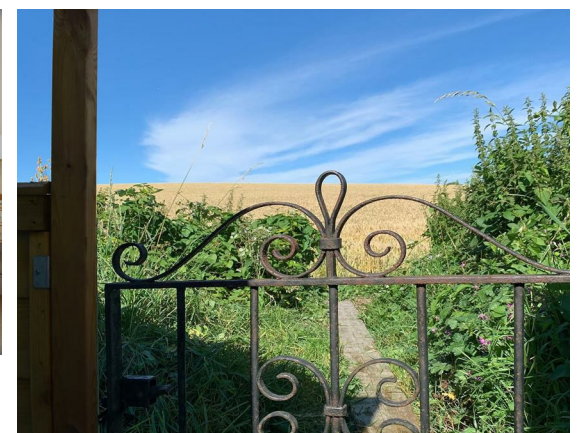
**The Location**

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.

**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, 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.



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