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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...

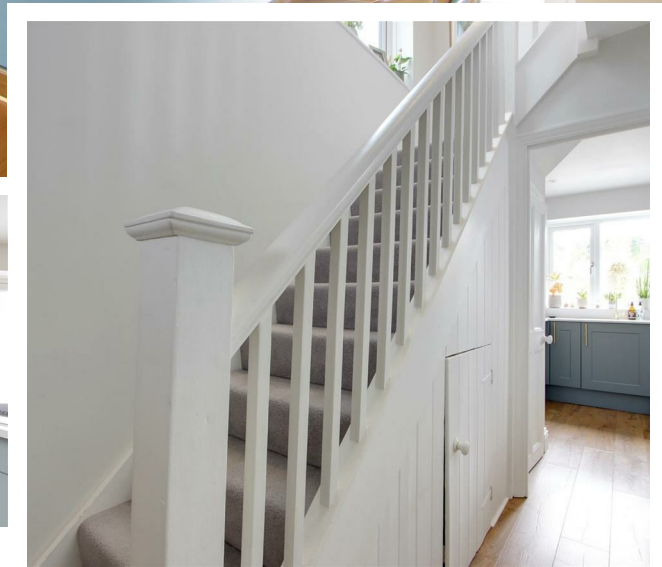


# Tring

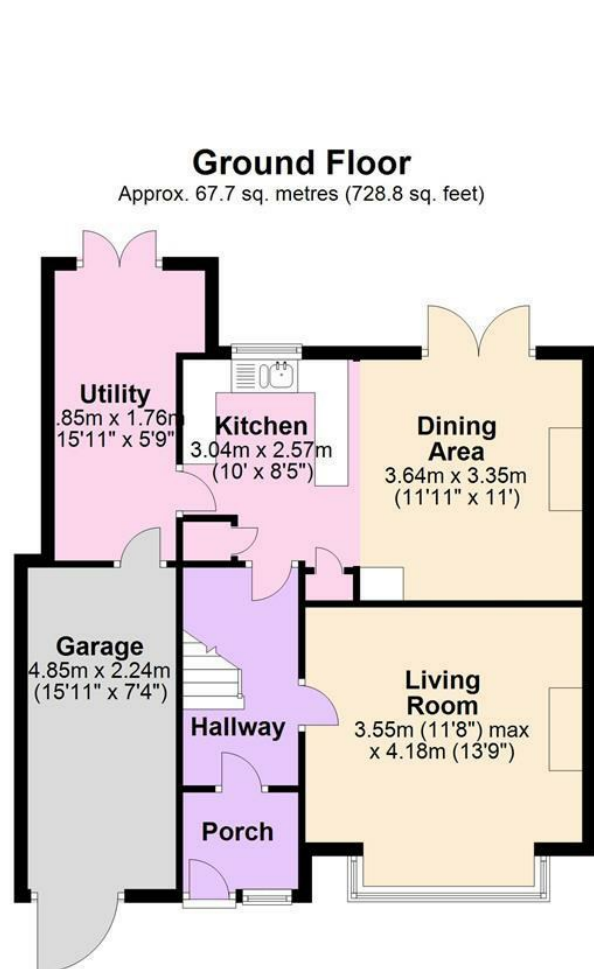
GUIDE PRICE

£625,000

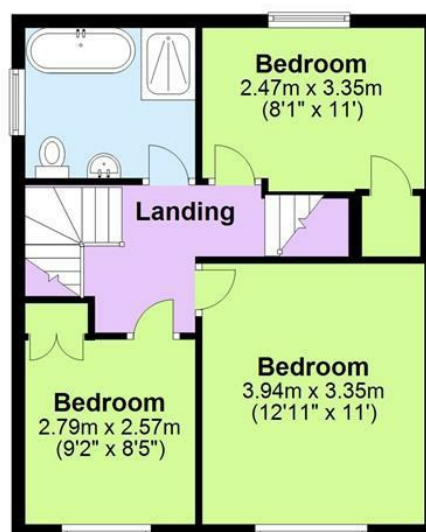
A mature semi detached property located in very highly regarded road just outside the town centre. Having been fully refurbished to a high standard there is living room with laminate flooring and fireplace, open plan kitchen/dining room with separate utility room, 4 bedrooms and a luxuriously refitted bathroom. 100ft Southerly facing garden, driveway and garage.



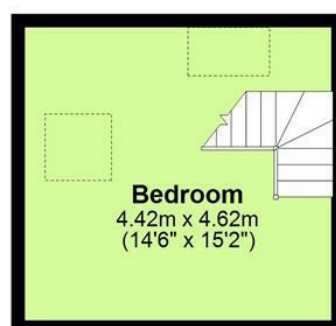
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**First Floor**  
Approx. 45.0 sq. metres (484.0 sq. feet)

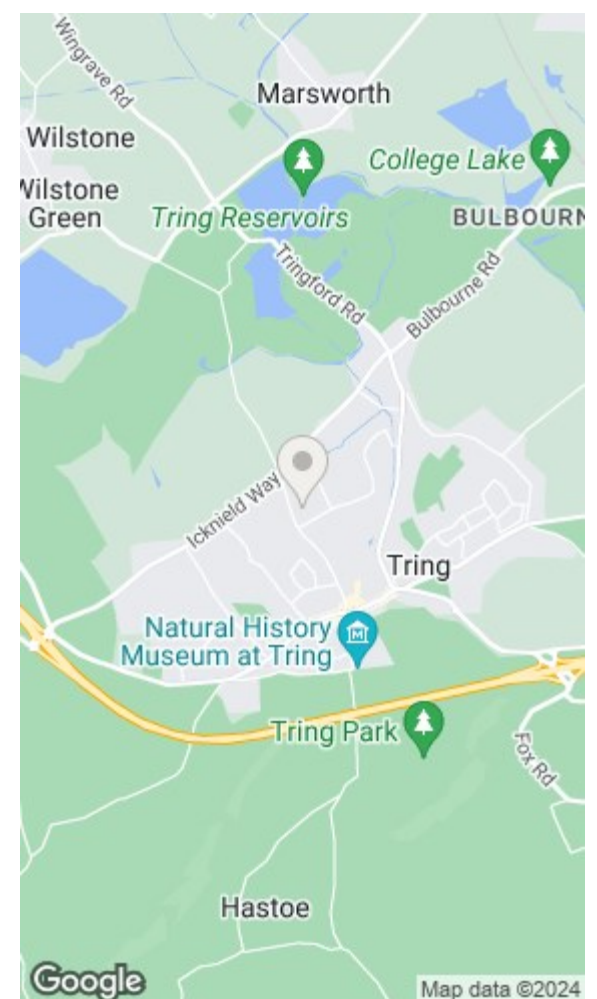


**Second Floor**  
Approx. 20.4 sq. metres (219.9 sq. feet)



Total area: approx. 133.1 sq. metres (1432.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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	83	EU Directive 2002/91/EC	
England & Wales		England & Wales	





A mature family home with good size south facing garden and planning to extend to the rear.



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#### Ground Floor

A spacious entrance hall has stairs rising to the first floor landing space with useful storage cupboards under. Oak effect laminate flooring throughout the ground floor with a dedicated living room to the front with bay window and feature fireplace with shelving fitted to either side of the chimney breast. Running across the width of the property is a high specification open plan kitchen/dining room which comprises a range of fitted base and eye level units with a quartz worktop and breakfast bar over. There are French doors opening to the rear and a window to the rear. From the kitchen a door opens to a useful utility room which has a courtesy door to the garage and double doors opening to the rear garden.

#### First Floor

The first floor landing has stairs rising to the second floor and doors opening to all first floor accommodation. The luxuriously refitted bathroom comprises both a freestanding bath and a separate shower cubicle in addition to the wash basin and wc.

#### Second Floor

The large second floor bedroom has a window to the side and a window to the rear and a vast array of eaves storage.

#### Outside

A hardstanding driveway to the front of the property provides off road parking for two cars and leads to the garage which has a metal up and over door, power and light. Directly to the rear of the house is a flagstone patio area with wooden pergola leading to the main portion of the garden which is laid to lawn with mature borders to both side and rear boundaries with a timber framed shed towards one corner of the garden. Being Southerly facing the garden is an ideal spot for al fresco entertaining long into the summer evenings.

#### The Location

The property is situated 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.

#### Education, Transport & Leisure

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), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury. 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. 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.

#### Agents Information For Buyers

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 until we are in receipt of this information.



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