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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

ASKING PRICE

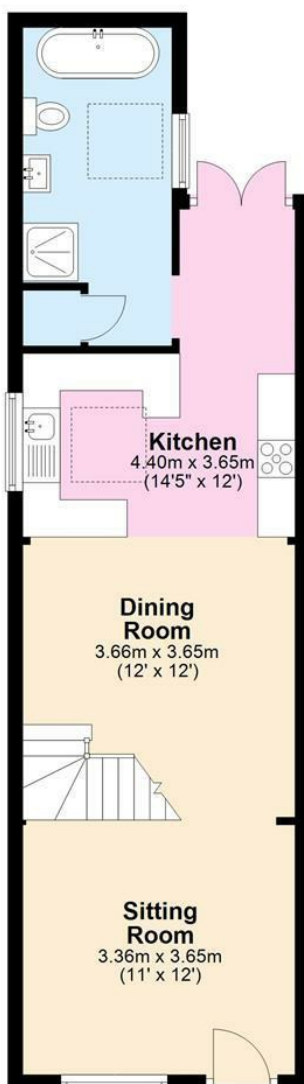
£475,000

A perfectly positioned character cottage close to both Tring and Berkhamsted with the benefit of no upper chain and light and airy accommodation to include a separate living room and dining room and wonderful kitchen alongside the benefit of a stunning cottage garden and off road parking to the rear

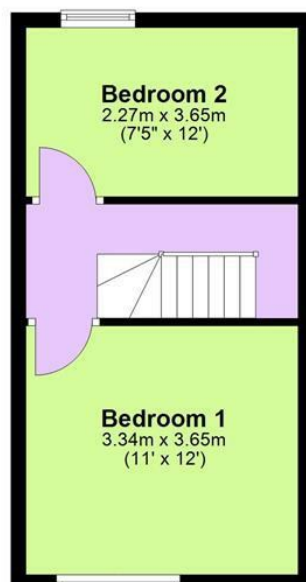


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**Ground Floor**  
Approx. 47.3 sq. metres (509.3 sq. feet)

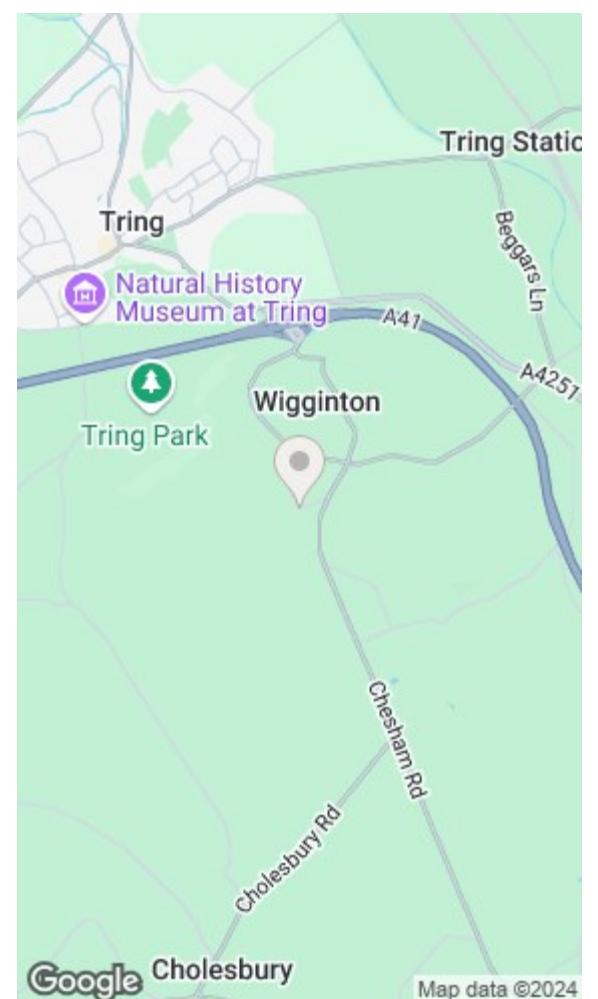


**First Floor**  
Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 74.1 sq. metres (798.0 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	86		

Energy Efficiency Rating scale: A (92 plus), 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 (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



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Offered for sale with no upper chain and vacant possession - a stunning period home.



#### The Ground Floor

The front door opens to a cosy living room which has a window to the front aspect and wood burning stove inset and picture rails to the walls and wide plank oak effect wood flooring. From here you walk through to a dedicated dining room area which has stairs rising to the first floor and flows naturally through to the kitchen which has been fitted with a comprehensive range of base and eye level units with several drawers and solid wood worktops over. The kitchen is flooded by natural light by means of a large roof lantern and a window to the side. The kitchen extends to a rear lobby area which has a French doors opening to the rear garden and a door opening to a stunning bathroom which boasts a vaulted ceiling and is fitted with a four piece suite to include a dedicated shower cubicle and claw foot bath.

#### The First Floor

A spacious landing area has doors opening to both double bedrooms with the main bedroom over looking the front with wonderful open views while the second bedroom overlooks the wonderful cottage gardens.

#### Outside

Directly to the rear of the property is an Indian sandstone patio area which leads to the main part of the garden area which is laid to lawn with fencing to either sides and borders laid to mature English flower planting. At the rear of the garden is a parking area for two cars, exceptionally rare for a period home.

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#### The Location

The property is surrounded by countryside and is within easy reach of local amenities. Champneys resort is just along the road offering gym and spa facilities while in the opposite direction towards the village centre is the Grey Hound gastro pub serving wonderful, traditional pub food, adjacent to the café in the park along with the village shop. The beautiful countryside is an Area of Outstanding Natural Beauty and gives access to bridleways and footpaths nearby. Tring Park is a brisk walk away offering splendid walks among 300 acres of woodland and undulating fields. Tring is easily accessible and offers additional amenities which cater for ones day to day needs, including M&S, Costa Coffee and Tesco to name just a few. The A41 provides convenient access to the M1 and M25 motorways making London Airports accessible, and Tring train station provides a fast and frequent service to London Euston (approx. 40 minutes). St.Bartholomew's Primary School in the village is OFSTED 'outstanding' and feeds Tring Secondary School. There is a choice of private education nearby with Berkhamsted School about five miles away and Tring School for the Performing Arts just down the road in Tring.

#### 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.



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