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you to **sell** or **let** your property?
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Temptation comes
in many forms...



Tring

OFFERS IN EXCESS OF £950,000

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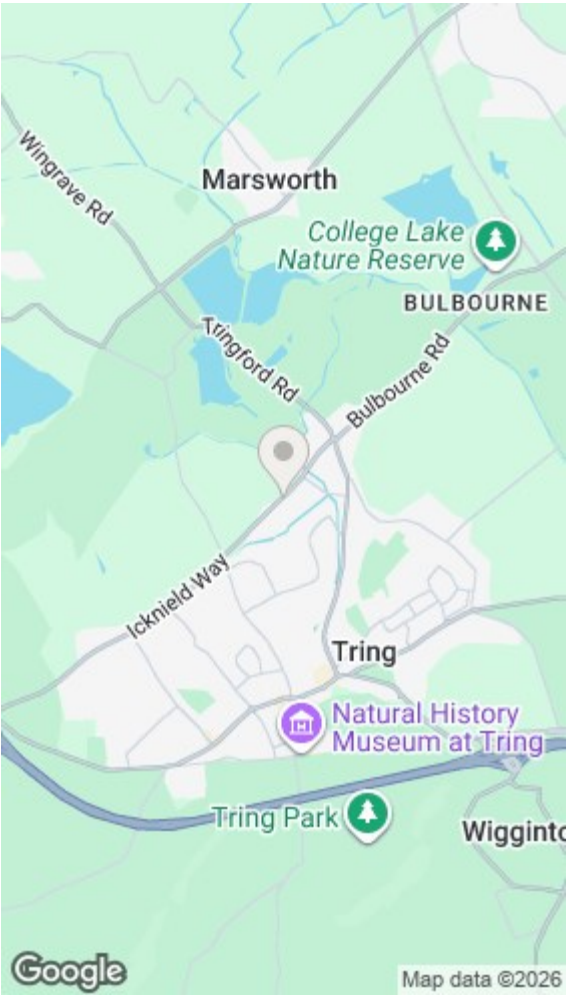
Approaching 1900 sq ft in total and offering exceptionally flexible accommodation over two floors including formal living room, large open plan kitchen/dining/family room opening to the rear garden, four double bedrooms, three bathrooms, good size driveway and large Southerly rear garden with studio building.



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Tremellion, Icknield Way, Tring, HP23

Approximate Area = 1730 sq ft / 160.7 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Boasting a large Southerly plot including your very own mini basket ball court!



The Ground Floor
Positioned at the side of the property, the front door opens to a spacious entrance hall where stairs rise to the first floor. Door open to all the ground floor accommodation with a door on the right hand side opening to a useful ground floor shower room. Next to this is a dedicated utility room with space and plumbing for appliances. Directly ahead of you a door opens to a dedicated living room while a door on the left hand side opens to a ground floor double bedroom which has fitted wardrobes and gives this property a great degree of flexibility. Moving towards the rear of the property a door leads to a stunning open plan kitchen/dining/family room. The kitchen is fitted with a range of storage cupboards at base and eye level, quartz work surfaces over, stainless steel single drainer sink unit with mixer tap over, built in oven and hob with extractor hood over, space for a fridge freezer, underfloor heating, wall mounted combination gas boiler, double glazed bi-fold doors to rear aspect. One wall acts as a media wall which features wood panelling.

First Floor
The first floor landing has doors opening to all accommodation. Two of the double bedrooms are positioned at the front of the property and afford wonderful views over far reaching countryside. The family bathroom boasts a freestanding claw foot bath, a twin sink set within a vanity unit with several drawers and low level wc. The principal bedroom is located at the rear of the property and features a striking window that beautifully frames views of the expansive south-facing garden, while also benefiting from air conditioning. The main bedroom also boasts an ensuite shower room.

Outside
The front of the property has a 'coachman's' in and out driveway with two sets of timber gates. The driveway is laid to shingle and leads to the front door. A pedestrian gate leads to the rear garden. Fully enclosed by a range of fencing and mature hedging the main area of the garden is laid to lawn. There are several specimen trees dotted around the garden with a timber framed garden studio. At the rear boundary there is a mini basket ball court laid to hardstanding.

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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. By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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