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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

OFFERS IN EXCESS OF

£475,000

A rare chance to purchase a town centre character property within easy striking distance of the High Street and within catchment for Goldfield school. The spacious property has two reception rooms, kitchen with separate utility, three bedrooms and a first floor bathroom complimented by a private garden.



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**Ground Floor**  
Approx. 53.9 sq. metres (579.7 sq. feet)

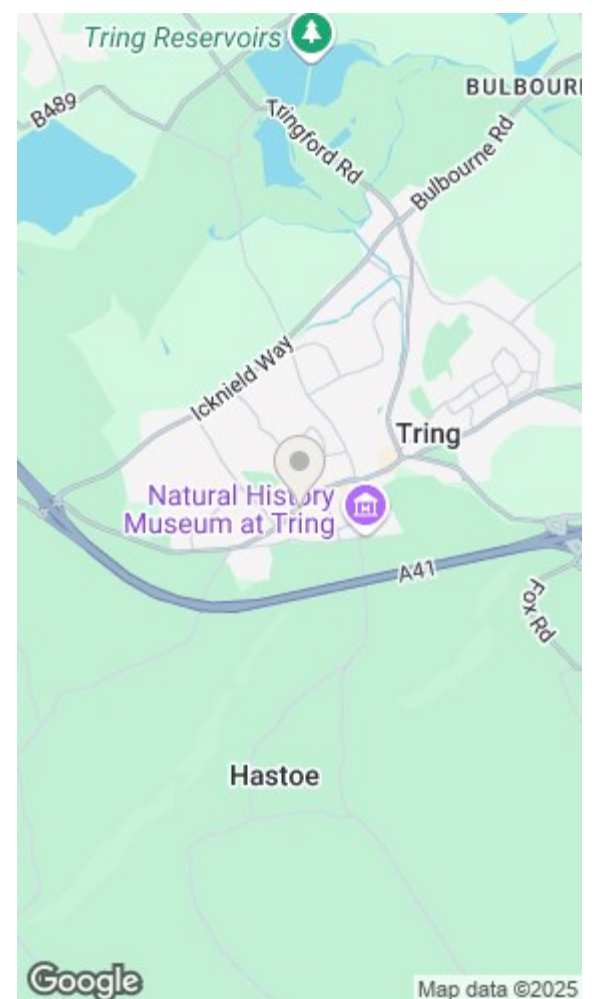


**First Floor**  
Approx. 47.9 sq. metres (515.9 sq. feet)



Total area: approx. 101.8 sq. metres (1095.6 sq. feet)

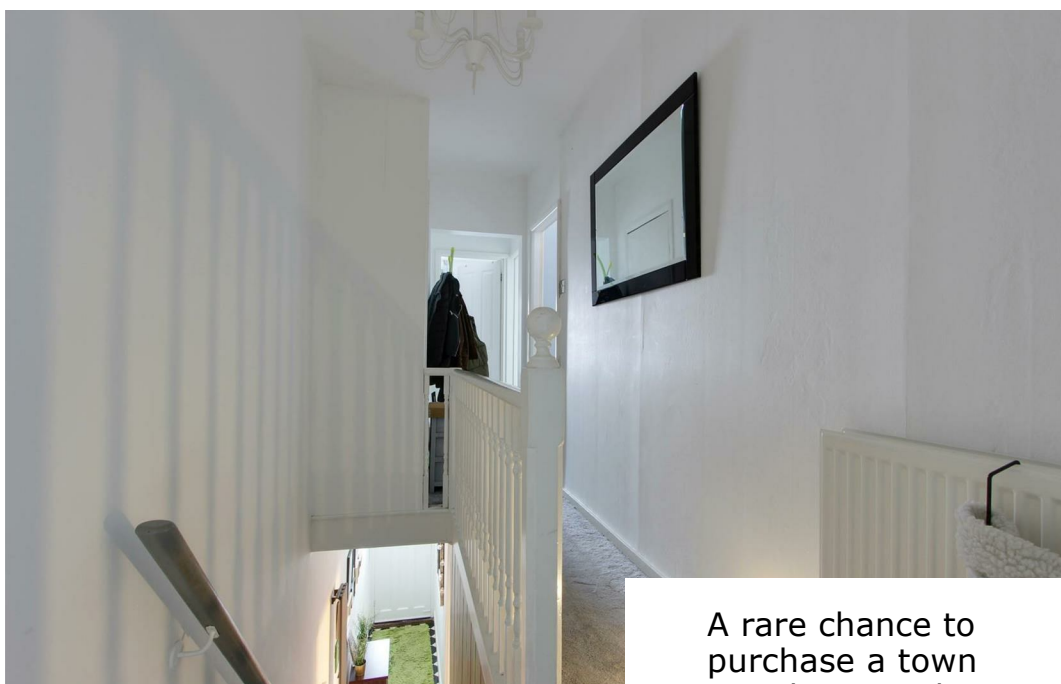
All measurements are approximate.  
Plan produced using PlanUp.



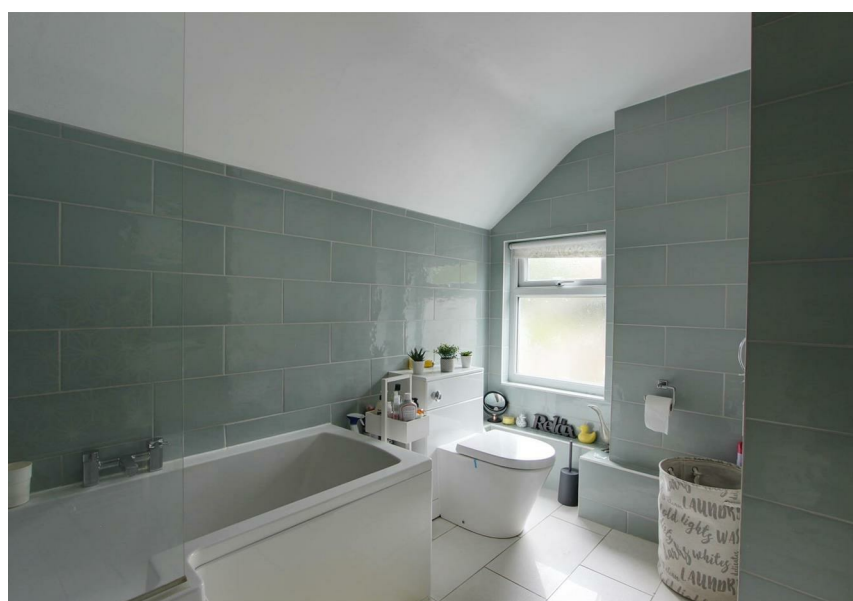
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

England & Wales EU Directive 2002/91/EC





A rare chance to purchase a town centre character home with excellent scope to extend (STNP).



#### Ground Floor

A storm porch has a door opening to a dedicated entrance hall which has stairs leading to the first floor. A door opens to a spacious dining room which has a window to the rear, built in storage cupboard door to the kitchen and pocket doors opening to the dedicated living room which has a box window to the front and an open grate fireplace. The kitchen has both a window to the side and door giving direct access to the rear garden while being fitted with a range of base and eye level units and leads directly to a utility room which has a door to the cloakroom.

#### First Floor

The landing area has doors opening to all three of the bedrooms and to a spacious family bathroom which is fitted with a good quality three piece suite to include a bath, low level wc and wash basin. The main bedroom overlooks the rear garden while the other two bedrooms overlook the front of the property.

#### Outside

A low level characterful brick wall encloses the front garden area which is laid to paving with quarry tiled pathway leading to the storm porch. The rear garden is fully enclosed with fencing with gated access to the rear with a good size patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn with a mature specimen tree and herbaceous border to one side.

#### Potential To Extend

Several of the neighbouring properties have benefitted from converting the attic space into another bedroom and there is certainly space on the landing for a second staircase without impinging on any of the current bedrooms. There is also scope to square off the kitchen to make an eat in kitchen. Obviously this potential is all subject to obtaining the necessary building consents.

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#### The Location

The historic and bustling market town of Tring is surrounded by beautiful Chilterns countryside just a few miles away from routes providing excellent access to London. Tring town centre provides a range of small specialist shops, restaurants and public houses and a number of independent coffee shops and bakeries. Excellent schooling is available for all ages, including independent schools such as The Tring Park School for Performing Arts and the renowned Berkhamsted School. Connections are superb with access to the A41 (providing a direct link to the M25 J20) and from there the national motorway network. Tring main line station provides a fast and frequent service in to London Euston from 36 minutes.

#### Agents Information For Buyers

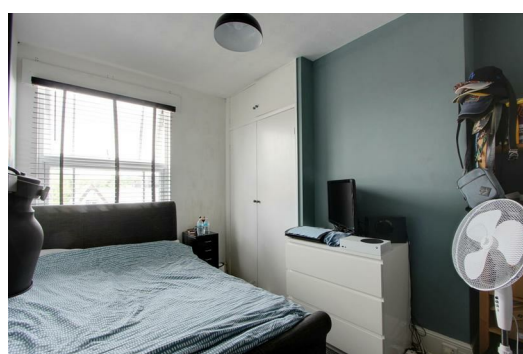
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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