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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

£500,000

Offered to the market with no upper chain this presents a rare chance to purchase an end-cul-de-sac semi detached home with corner plot gardens, driveway, garage and only a stones throw from the High Street.



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**Ground Floor**  
Approx. 678.8 sq. feet



**First Floor**  
Approx. 511.4 sq. feet



Total area: approx. 1190.2 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	81		

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 (82 plus), B (61-81), C (49-60), D (35-48), E (29-54), F (21-38), G (1-20).



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A spacious three bedroom home occupying a fabulous corner plot location.



**Accommodation**  
 Arranged on two levels with a spacious sitting room with a staircase rising to the first floor. Double glazed sliding doors open to the conservatory in turn opening top a glorious garden. The kitchen is well proportioned and a downstairs cloakroom and single integral garage complete the ground floor. To the first floor are three well proportioned bedrooms and a three piece bathroom suite. To the front is a driveway leading to the garage and a small lawned area. The rear garden is a delight with various flower and shrub beds and borders being part enclosed by panel fencing.

**Locality**  
 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.

**Schooling**  
 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), and Dundale junior school which is in walking distance.

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**Around and about**  
 Tring railway station lies just 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 Notes**  
 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 principle.
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 unless we are in receipt of all the above outlined information.



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