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Tring
£799,995

Tring

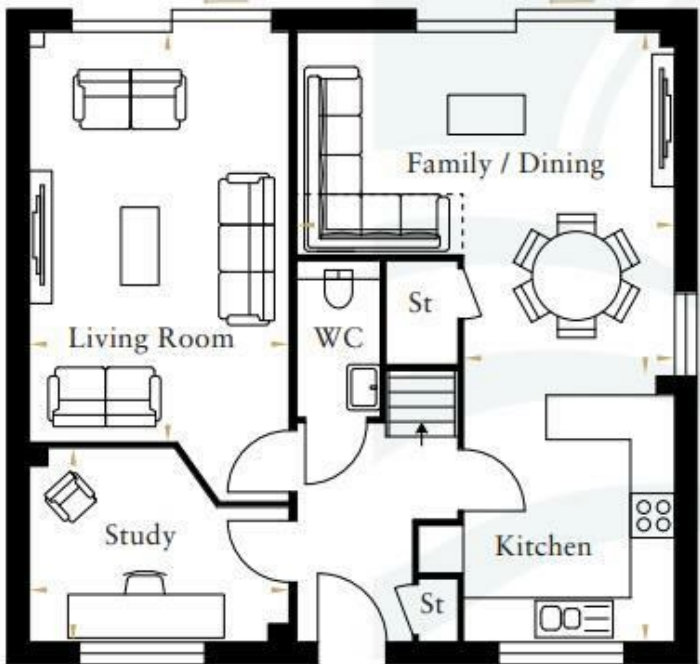
£799,995

RESERVE BEFORE 31st MAY 2025 AND GET £10,000 STAMP DUTY CONTRIBUTION A brand new family home situated within Rectory Fields, this 4 bedroom detached property is finished with our Gold level specification and offers generous accommodation, plus a single garage. The accommodation comprises of an entrance hall, kitchen/dining/family room, living room, study, WC, en-suite bathrooms to master bedroom & bedroom two, two further bedrooms and family bathroom. VIEWING STRICTLY BY APPOINTMENT



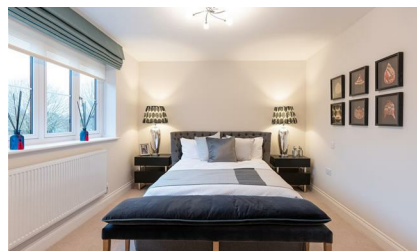
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Ground floor



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





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Ground Floor

The front door opens into the entrance hall with a WC and store cupboard. The kitchen/dining/family room runs the length of the house with a set of sliding doors leading to the garden off the family room. The kitchen is installed with integral appliances, composite stone worktops and under cabinet lighting. The living room also has direct access onto the stunning garden through impressive sliding doors. Also accessed off the entrance hall is the study. The ground floor is fitted with underfloor heating throughout and Amtico flooring to select areas.

First Floor

The principal bedroom offers built in wardrobes and a high specification ensuite with vanity unit complete with Amtico flooring, Minoli wall tiles and modern white sanitaryware. Bedroom two also includes built in wardrobes alongside a second en-suite bathroom. There are a further two bedrooms, both doubles, with a contemporary family bathroom. Select bedrooms will be fitted with USB sockets.

The Outside

The house benefits from a landscaped front garden with a bloc paved drive, providing off road parking leading to a single garage with power points and lighting. To the rear of the property a patio runs the length of the house, opening to the garden. The rear garden also has an external tap, plug socket and lighting fitted as standard.

The Location

Wilstone is nestled in the beautiful Hertfordshire countryside, offering a charming village setting with a strong community feel.

Sitting on the border of the Chiltern Hills Area of Natural Beauty (AONB). This attractive village is set on the Grand Union Canal, providing the perfect countryside escape to its residents looking for a Sunday afternoon stroll criss-crossing quaint bridges and watching colourful barges navigating the locks.

It offers the best of urban amenities in nearby Tring, with direct trains into London Euston, in as little as 36 minutes.

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.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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