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# Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF £685,000



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Located towards the end of a sought after cul-de-sac just a stones throw from the High Street of Tring and within catchment for the Offsted Outstanding Goldfield infant and primary school. A mature semi detached home with a wonderful open plan kitchen/dining/family room to the rear, 4 bedrooms including an ensuite to the main bedroom. Garage, driveway and private rear garden.



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Approaching 1500 sq ft in total and positioned towards the end of a cul-de-sac close to the High Street and amenities.



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#### Ground Floor

A sliding door with frosted glass inserts opens to a spacious entrance hall which has stairs rising to the first floor and doors opening to the ground floor accommodation. There is a traditional front room which has a feature fireplace with shelving to one side of the chimney breast and recessed downlighters to the ceiling. The entire rear section of the property is dominated by a wonderful open plan kitchen/dining/family room making this the heart of this superb family home. There is a comprehensive range of base and eye level units with a central island breakfast bar area and a number of integrated appliances. There are distinct areas for a full size dining room table and chairs and a sofa/chill out space. Making this area the ideal place to socialise with family and friends. Two roof lanterns and bi folding doors allow natural light to flood this space.

#### First Floor

At the first floor level the stairs continue to the second floor landing while doors opening to three of the four bedrooms and to the family bathroom which has been refitted with a white three piece suite to include a panelled bath with shower attachment and screen over. Two of the bedrooms on the first floor overlook the front while the third overlooks the rear.

#### Second Floor

The landing area has a door opening to the main bedroom suite which occupies the whole first floor with a window to the rear and a Velux window to the front. There is large eaves storage and a lovely ensuite bathroom which has a window to the rear and is fitted with a white three piece suite to include a walk in double width shower cubicle.

#### Outside

There is a block paved driveway providing parking for several cars and leading to the single garage with double barn style doors and courtesy door opening to the rear garden. There are a couple of steps leading to the front door with a low level retaining brick wall with herbaceous boarder over. The rear garden has an extensive patio area directly to the rear of the house with steps leading up to the main portion of the garden which is laid to lawn. Fully enclosed by fencing the property benefits from a Westerly facing aspect with a secondary patio at the rear boundary which is the ideal space to enjoy the setting sun in the summer months.

#### The Location

The property is situated in a sought after location and 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. Longfield Road is ideally placed to take advantage of all the countryside Tring has to offer.

#### Education In The Area

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), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

#### Transport Links

Tring railway station lies just over 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.

#### Local Facilities

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 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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