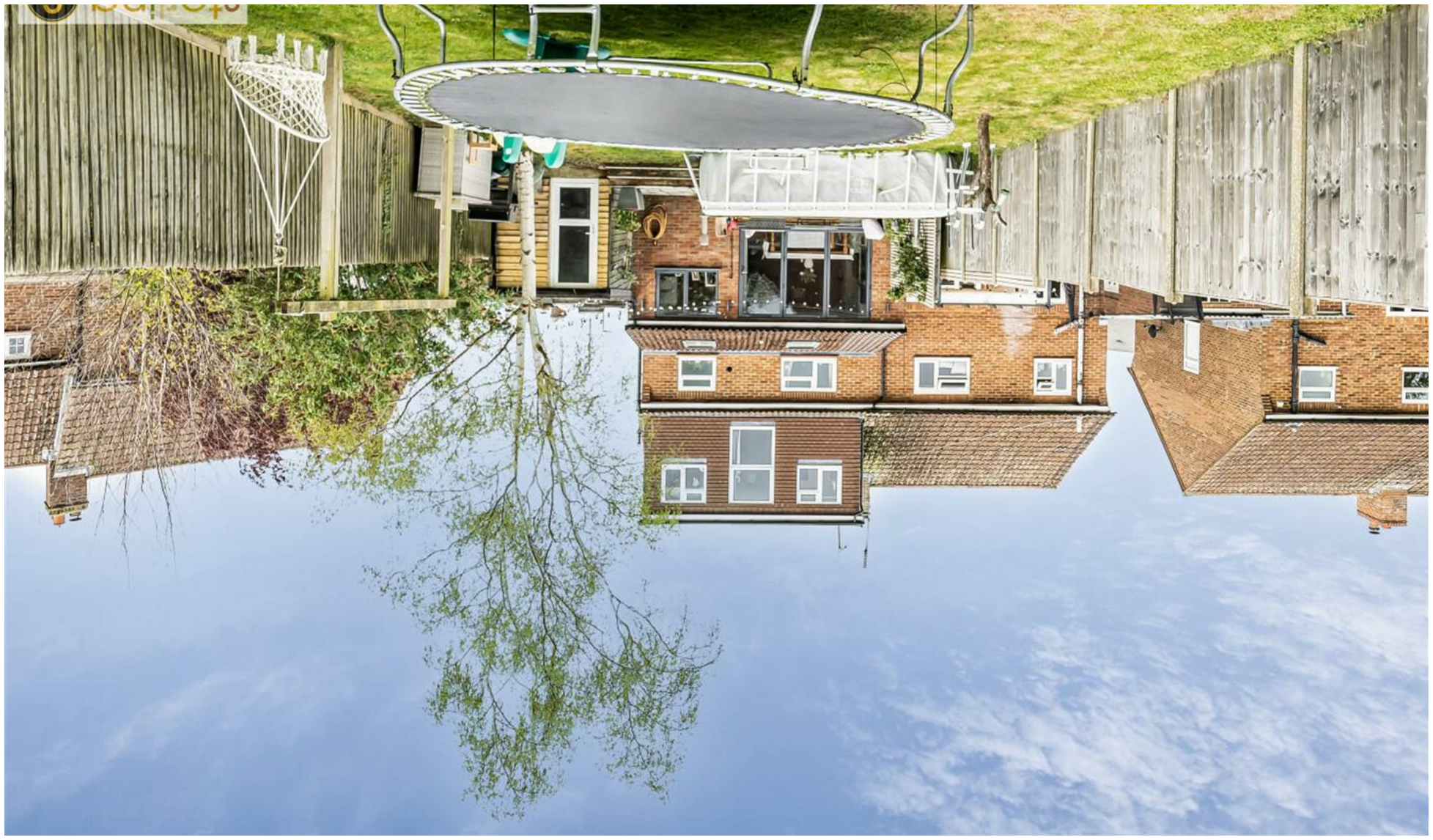
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Tring

OFFERS IN EXCESS OF £575,000



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Tring

OFFERS IN EXCESS OF

£575,000

Measuring in excess of 1,800 sq ft and ideally placed to make the best of town and country. A mature semi detached house which has been extensively extended to include two reception rooms, large open plan kitchen/dining room with separate utility room, 4 well proportioned bedrooms and two bathrooms. Driveway to the front and Southerly facing garden to the rear.



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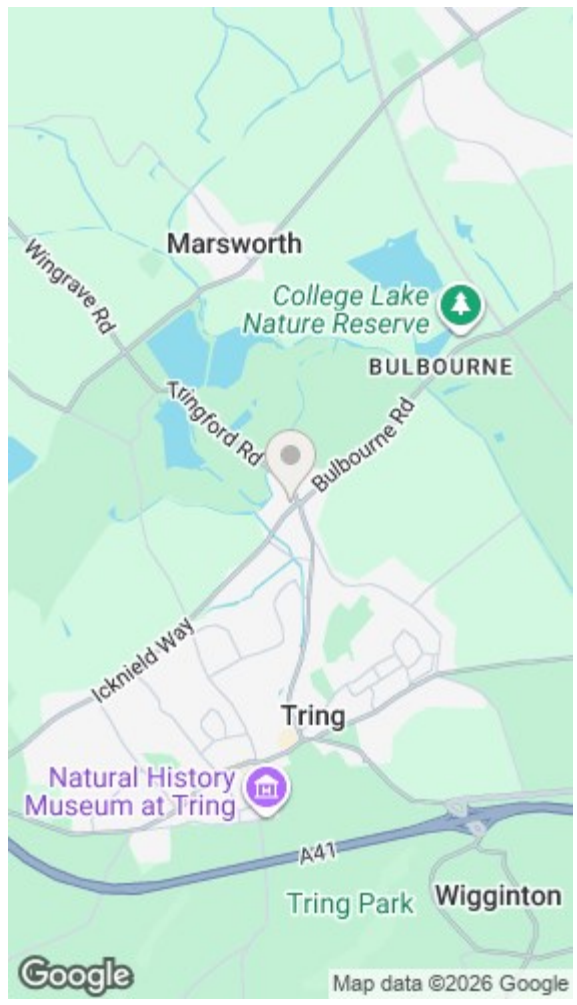


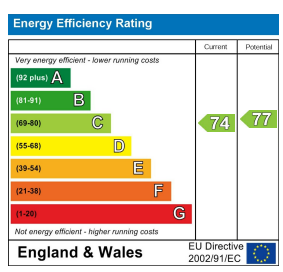
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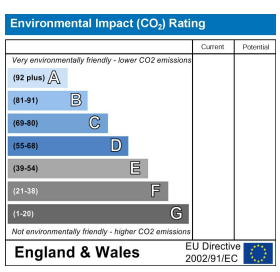
Approximate Area = 1838 sq ft / 170.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sterling Homes. REF: 1438522



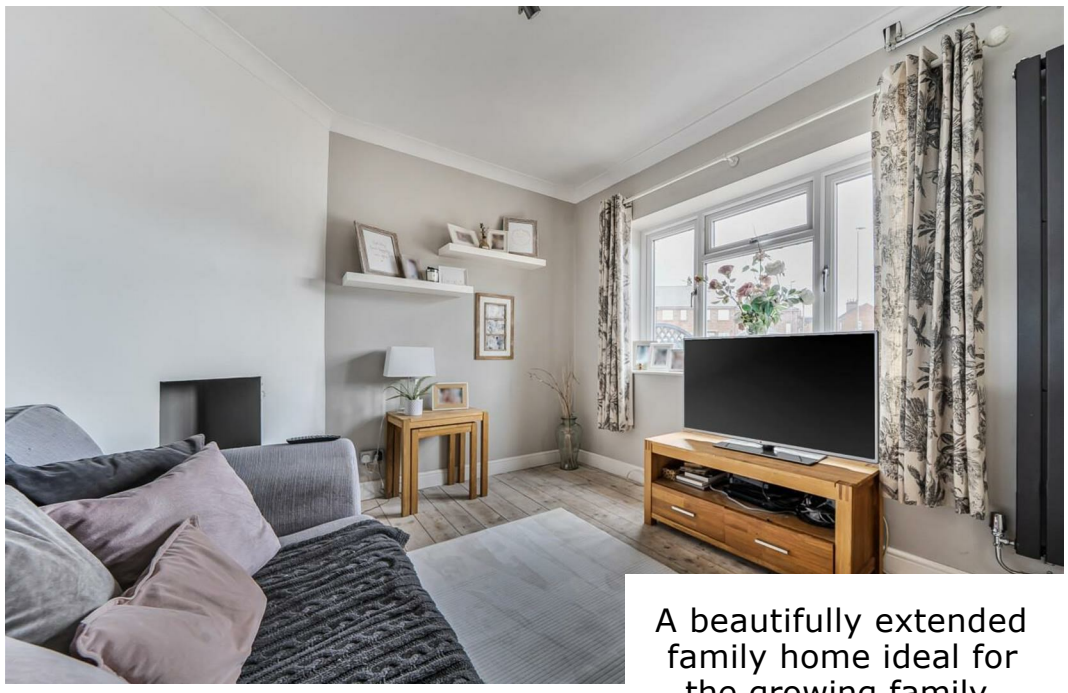




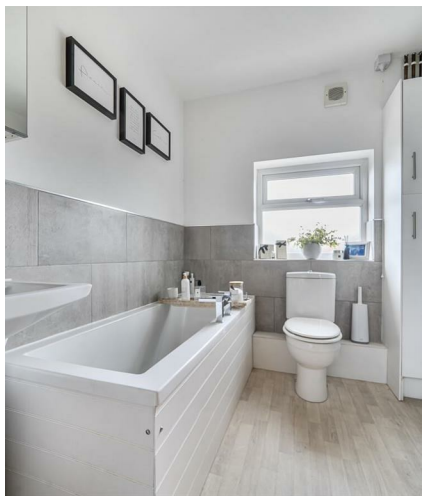
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Ground Floor
The ground floor offers exceptionally well-balanced and free-flowing accommodation, perfectly suited to both everyday living and entertaining. A welcoming entrance hallway leads to two versatile reception rooms, ideal as a formal sitting room and a cosy family lounge. To the rear, the property truly comes into its own with a striking open-plan kitchen/dining/family room, forming the heart of the home. This impressive space is flooded with natural light and provides the perfect setting for entertaining, dining, and relaxing. A separate utility room adds further practicality and keeps the main living space effortlessly uncluttered.

First Floor
The first floor features a collection of well-appointed and generously sized bedrooms, offering excellent flexibility for growing families or those requiring dedicated home office space. These bedrooms are served by a high standard, beautifully fitted family bathroom, finished with quality fixtures and fittings, creating a sleek and contemporary designed space. The thoughtful design ensures a stylish yet functional environment, perfectly suited to modern family living.

Second Floor
Occupying the upper level is a superb additional bedroom suite, offering a peaceful and private retreat. This space is ideal for use as a principal bedroom, guest suite, and is further enhanced by access to an ensuite bathroom. The bedroom also benefits from a dressing area with views over looking the garden.

Outside
Externally, the property continues to impress with a beautifully maintained, south-facing rear garden, enjoying all-day sunshine and a high degree of privacy. The garden offers a perfect blend of lawn and patio areas, ideal for al fresco dining, entertaining, or simply unwinding in a tranquil setting.

To the front, a private driveway provides convenient off-road driveway parking

Education In The Area
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Grove Road Primary School which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) is also close.

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.

Agents Information For Buyers
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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 should an offer be accepted. The charge for this is £75 plus VAT per person.
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