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Is there a price that would tempt you to sell or let your property?  
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# Temptation comes in many forms...



Tring

OFFERS OVER £575,000

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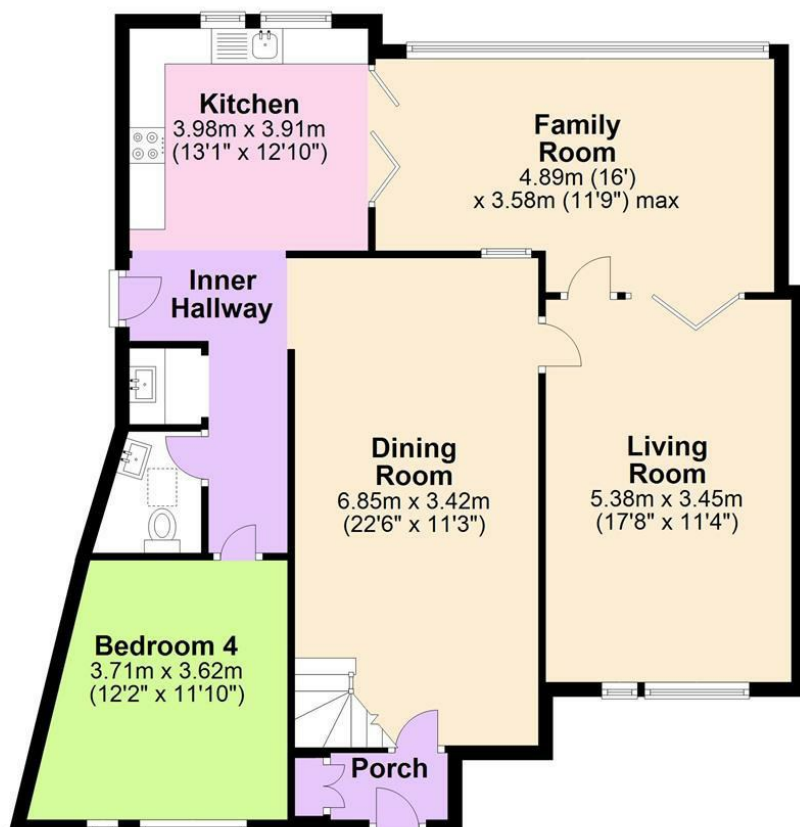
A well presented, spacious 4/5 bedroom family home in an ideal cul-de-sac location with good size garden. The property benefits from having planning permission in place for a double story extension and is situated within easy walking distance of the town centre.



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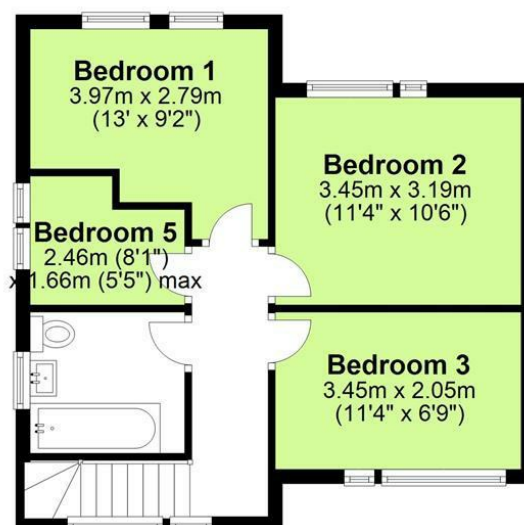
## Ground Floor

Approx. 93.7 sq. metres (1008.9 sq. feet)



## First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 135.2 sq. metres (1455.0 sq. feet)

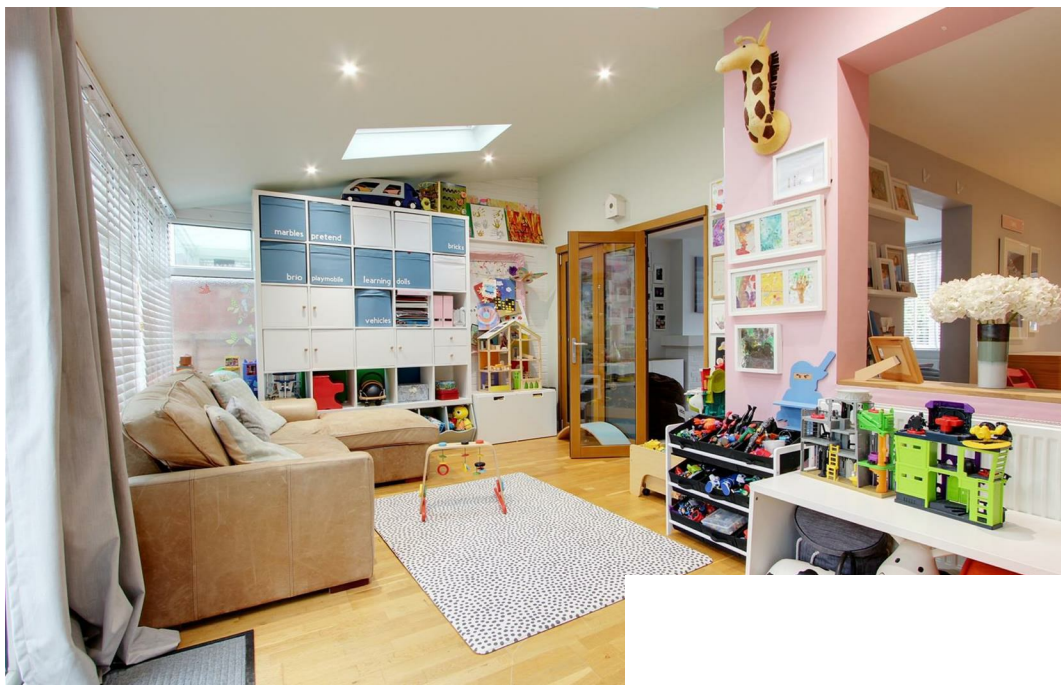
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	81	99	99

Energy Efficiency Rating: 71 (Current), 81 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 99 (Current), 99 (Potential).





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### The Property

This is a mature family home offering spacious and flexible living accommodation with a wonderful mix of open-plan living and more 'cosy' spaces. Ideal for families the property also benefits from a large driveway for parking at least four vehicles and a generously proportioned, South facing garden with a large decked area ideal for entertaining or al-fresco dining.

### Education

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. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

### 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.

### Transport Links

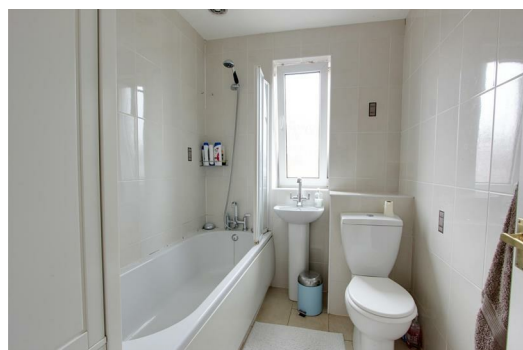
Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports.

### Agents 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 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.

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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