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you to **sell** or **let** your property?  
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# Temptation comes in many forms...



Tring  
OFFERS IN THE REGION OF £750,000



Tring

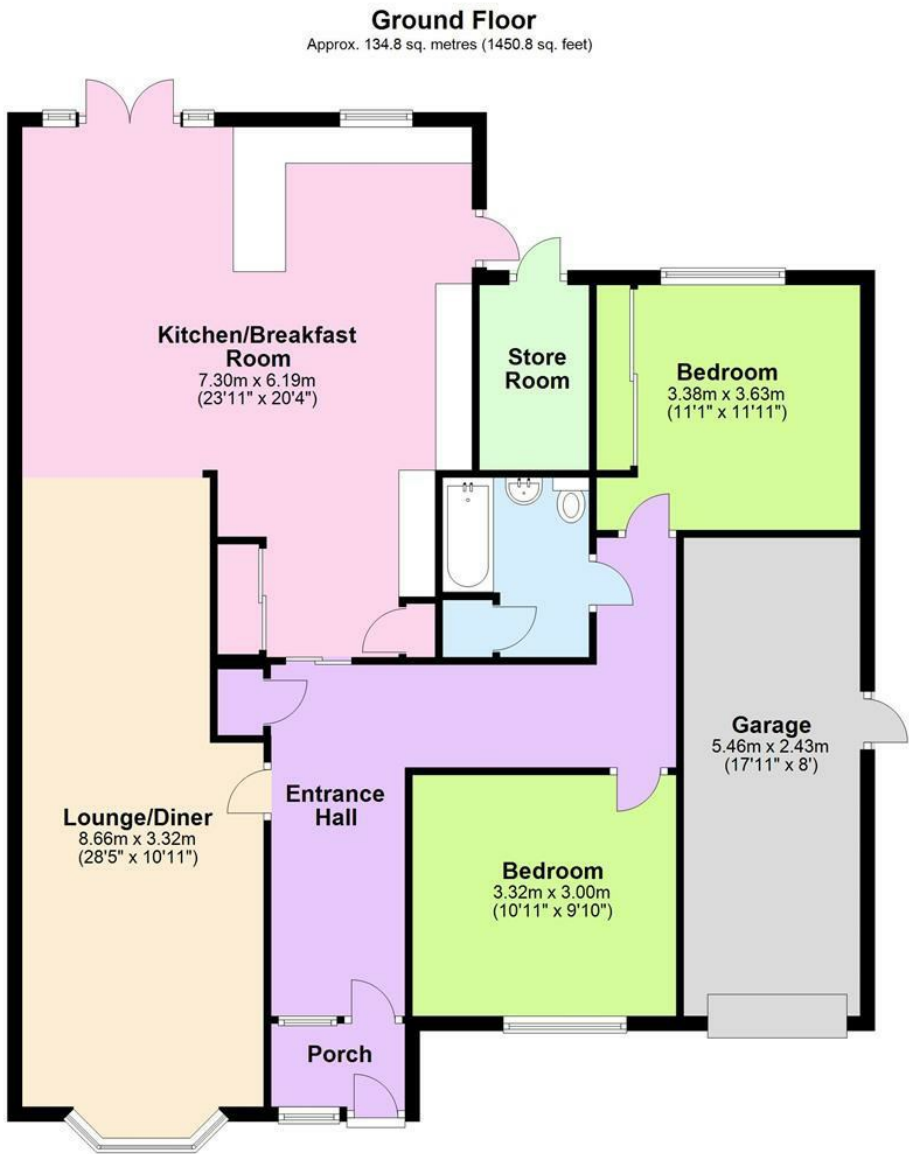
OFFERS IN THE REGION OF

£750,000

A wonderful chance to purchase a detached bungalow in a prime location offering scope to convert the large attic, garage and extend further (STNP) and within easy striking distance of schools, train station and the bustling High Street. No upper chain.



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Total area: approx. 134.8 sq. metres (1450.8 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |





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A spacious detached bungalow offering great potential to extend (STNP) on one of Tring's premier roads.



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**The Accommodation**  
Entering the property via a convenient entrance porch you find yourself in a bright and airy hallway with doors leading to both bedrooms, the bathroom, the Living room and the Utility room. The living accommodation is open plan but with clearly defined zones. The undoubted highlight is the spacious kitchen which is fitted with a range of base and eye-level units incorporating a large breakfast bar. There is a window to the front aspect from the living area and patio doors to the rear garden from the breakfast area. A further door gives access to the rear garden from the kitchen. The kitchen opens to a utility area incorporating white goods and lots of useful storage space.

The two bedrooms are both generous doubles and the bathroom is fitted with a white three piece suite. Whilst there is currently no internal access to the integral garage the layout would allow one to be easily created should a potential buyer wish to convert the garage to living accommodation (STNP).

There is a large loft space which offers great potential to convert (STNP)

**Outside**  
The property is approached via a private driveway with parking for multiple vehicles and access to the integral garage via up-and-over door. A mature hedge provides privacy. There is also gated pedestrian side-access to the rear garden.

The rear garden itself is very enclosed and private with a large patio area leading to the main garden which is mostly laid to lawn surrounded by borders planted with a range of mature shrubs and bushes. There are two large sheds, a greenhouse and a raised pond area.

**The Location**  
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. The Home Farm development 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), Dundale and Grove are all within striking distance and for secondary Tring School (currently with a good Ofsted & outstanding for its sixth form).

**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.

**Agent's 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above information.



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