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# Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF £725,000

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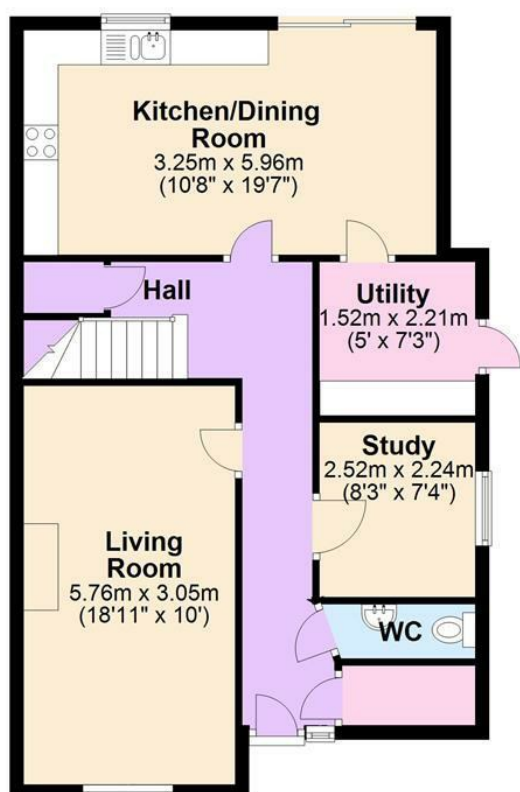
We are delighted to offer this modern family home to the market, sold with no upper chain! Measuring in excess of 1,500 sq ft, the property has a good size driveway to the front and boasts a garage directly to the rear. Highlights of the property include an open plan kitchen/dining room, dedicated study, living room, 4 bedrooms and two bathrooms. Early enquiries recommended.



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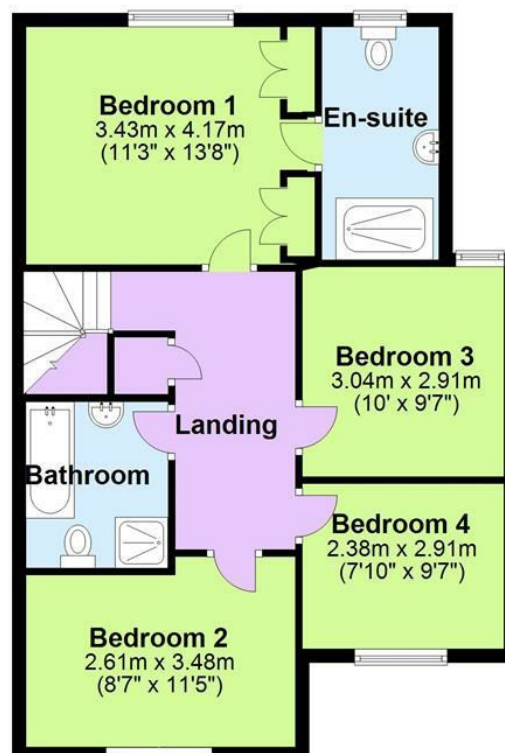
## Ground Floor

Approx. 77.8 sq. metres (837.2 sq. feet)

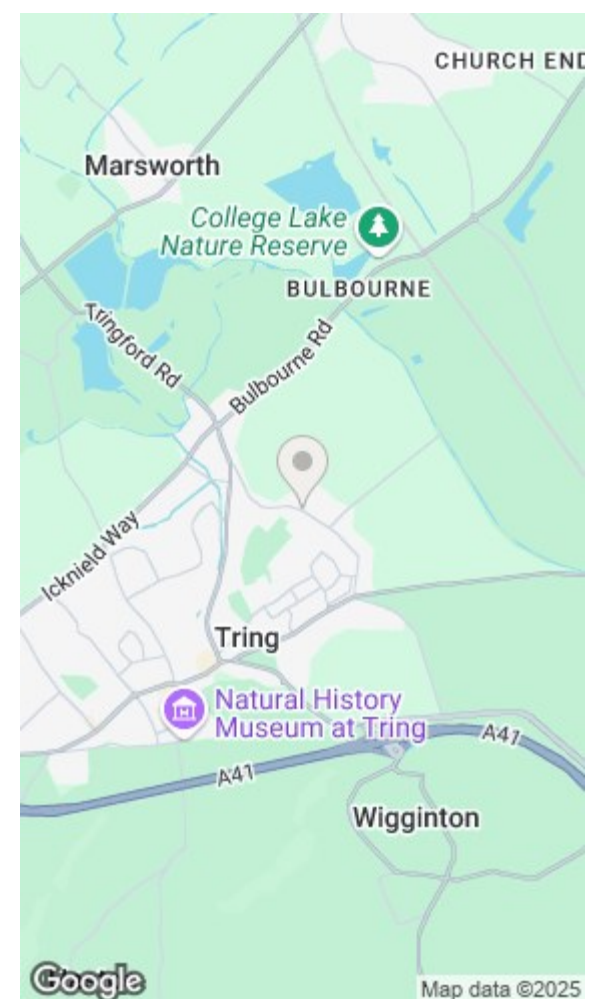


## First Floor

Approx. 68.5 sq. metres (737.0 sq. feet)



Total area: approx. 146.2 sq. metres (1574.1 sq. feet)



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 84                       | 85        | A  | A         |
|                          |           | B  | B         |
|                          |           | C  | C         |
|                          |           | D  | D         |
|                          |           | E  | E         |
|                          |           | F  | F         |
|                          |           | G  | G         |

England & Wales EU Directive 2002/91/EC





A wonderful chance to purchase a family home on a prime road in Tring along with driveway to the front and rear with garage.



**Ground Floor**  
The front door opens to a spacious entrance hall which has doors opening to all ground floor accommodation including a ground floor cloakroom and a dedicated study with window to the side. The living room overlooks the front of the property while the entire width of the rear of the house is dedicated to an open plan kitchen/dining room which has doors opening to the rear garden and also has the advantage of a separate utility room.

**First Floor**  
Rising to the first floor a spacious landing area has doors opening to all four bedrooms and to the family bathroom. Two of the bedrooms overlook the front of the property while the remaining two overlook the rear with the principal bedroom boasting an ensuite shower room.

**Outside**  
There is a brick wall to the front boundary with an opening leading to the driveway which provides private parking for several cars. A pedestrian gate to the side opens to a pathway which leads to the rear garden which is mainly laid to lawn, enclosed by fencing and with a good size flagstone patio directly to the rear of the property. A courtesy door opens to the garage at the rear which has a metal up and over door with further parking to the front of the garage.

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**The Location**

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. The property is 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 property is ideally placed to take advantage of all that the countryside around Tring has to offer.

**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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