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# Temptation comes in many forms...



# Tring

GUIDE PRICE

£490,000

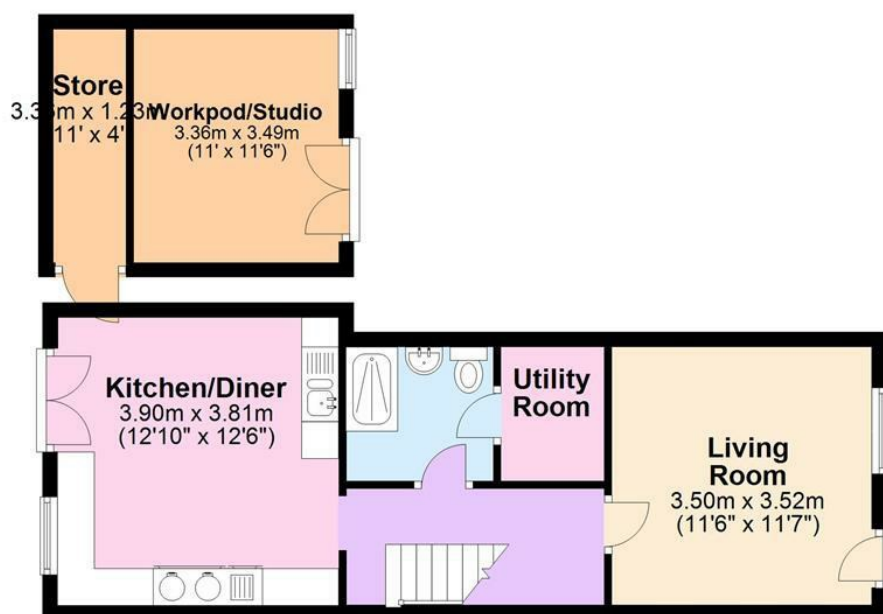
A stunning character cottage positioned in the heart of the sought after Tring conservation area boasting two double bedrooms, living room with stove, eat-in kitchen/dining room and refitted bathroom. Further additions include a beautifully landscaped garden with high specification garden cabin to the rear boundary..



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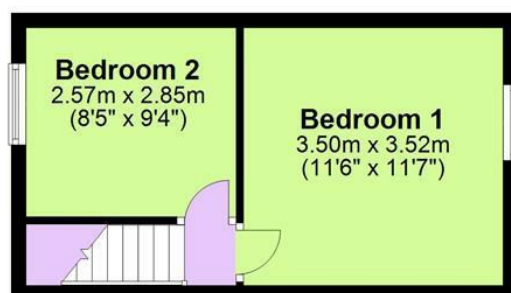
## Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)

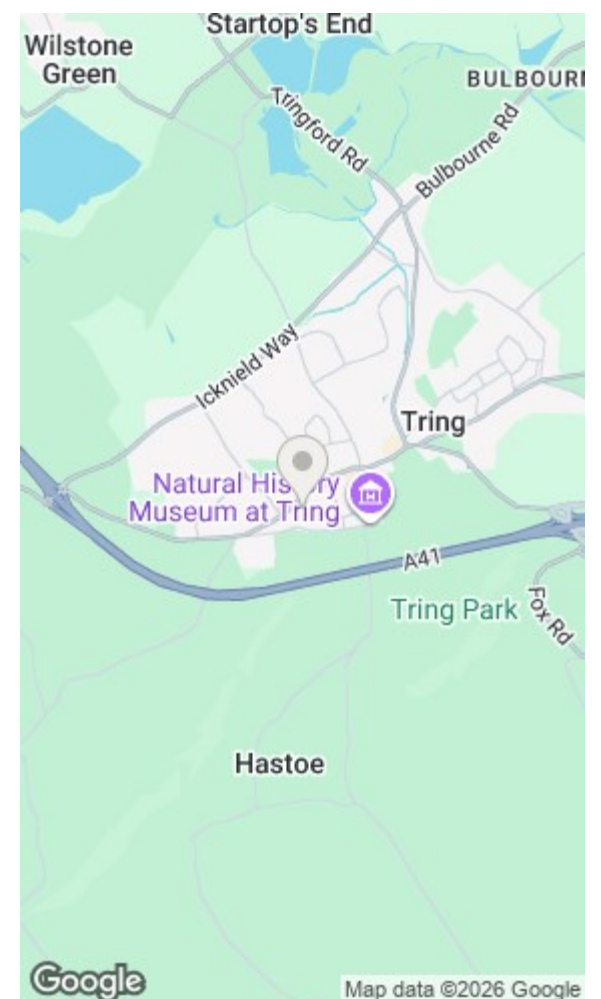


## First Floor

Approx. 22.7 sq. metres (244.0 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	90		

Energy Efficiency Rating: 69 (Current), 90 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential)

England & Wales EU Directive 2002/91/EC



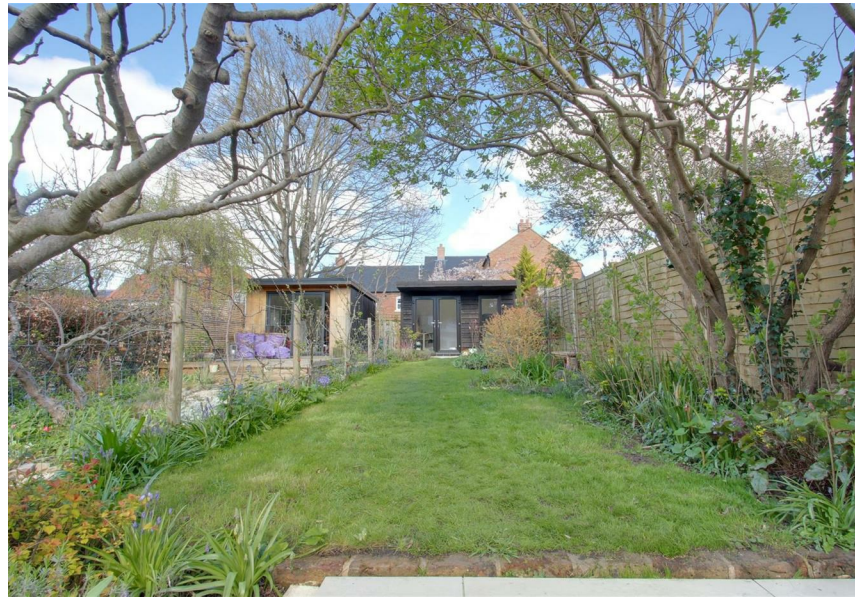
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A stunning, and in our opinion, one of the best cottages to hit the open market in Tring.



#### Ground Floor

The living room which is positioned at the front of the property with a window to the front has a lovely cast iron stove with bespoke hand made cabinets with shelving over either side of the chimney breast. A stripped wood latch and brace door then opens to an inner hallway which has stairs rising to the first floor landing and an opening to a wonderfully refitted 'eat-in' kitchen/dining room which has French doors and a window to the rear overlooking the beautifully landscaped rear gardens. The kitchen is fitted with a range of handleless, high gloss, base and eye level units and also incorporates a dishwasher, wine chiller and fridge/ freezer. From the inner hallway a door also opens to the bathroom which has been refitted with a large walk in shower cubicle, a floating effect wall mounted wash basin with vanity drawer under and a low level wc with concealed cistern. A compact utility room off the bathroom that has space for separate washing machine and dryer, as well as plentiful cupboard storage.

#### First Floor

The landing on the first floor has doors opening to both double bedrooms. The principle bedroom has bespoke hand made wardrobes fitted to either side of the chimney breasts. There is a window to the front aspect. The second bedroom has a window which overlooks the rear.

#### Outside

Directly to the rear of the house is a large oversize porcelain patio area which has raised borders to either side with mature hedging to one side and herbaceous boarder to the second. From the patio area you walk through to the main portion of the garden which is laid to lawn with a variety of specimen trees and planting to both of the side boundaries. At the rear boundary there is a timber decked area which leads to the garden cabin with power, light with a window looking back towards the rear of the property and French doors.

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#### The Location

Tring is a historic market town nestled in the Chilterns between Hemel Hempsted, Aylesbury and Leighton Buzzard. It is situated some 30 miles north west of London and is widely regarded as one of the premier towns of Hertfordshire. The location of Tring is ideal for an easy journey into London with a mainline train station serving London Euston in 40 minutes, Easy access to both the M1 and M25 which provide links to London Luton & Stansted and Heathrow & Gatwick airports respectively. The pretty high street benefits from architectural influences from both the Rothschild Family and William Huckvale with a conservation area comprising mainly older Victorian cottages and villas. Generally the high street comprises many independently owned business with Chemists, beauty salons & hairdressers, gift shops, specialist shops, cafés, coffee shops & tea rooms. The property itself is located 50m from bus stop serving Tring Station and Aylesbury, 50m from Tring's most charming pub, The King's Arms and 100m from Western Road shops which includes a gym, post office, laundrette, convenience store, and opticians.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.

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. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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