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Temptation comes in many forms...



Tring
OFFERS IN EXCESS OF £700,000

Tring

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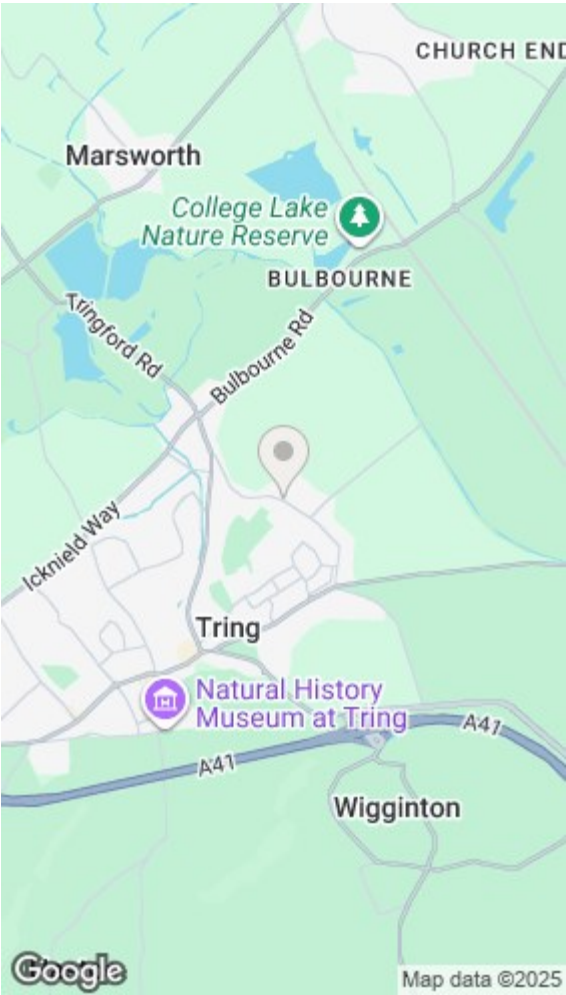
We are delighted to offer this modern family home to the market, sold with no upper chain! Measuring in excess of 1,500 sq ft, the property has a good size driveway to the front and boasts a garage directly to the rear. Highlights of the property include an open plan kitchen/dining room, dedicated study,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



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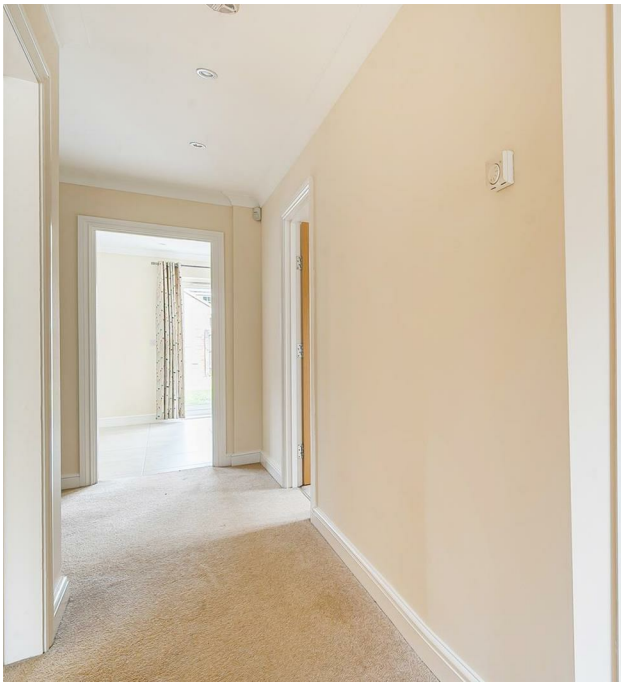
Grove Road, Tring, HP23

Approximate Area = 1301 sq ft / 120.8 sq m
Garage = 162 sq ft / 15 sq m
Total = 1463 sq ft / 135.8 sq m
For identification only - Not to scale



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



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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 over look 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.

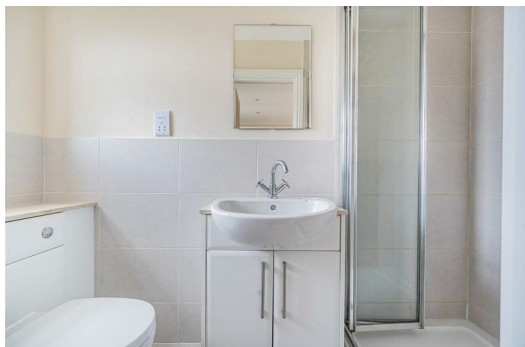
The Location

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, checks and proof of funds. By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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