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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...

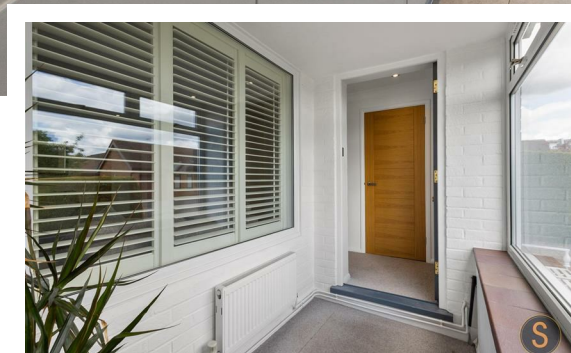


# Tring

GUIDE PRICE

£650,000

A simply stunning detached bungalow a short walk from the High Street and amenities and offered for sale with flexible 2/3 bedroom layout, garage, driveway, private rear garden and outbuildings. Early viewing highly recommended.

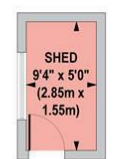
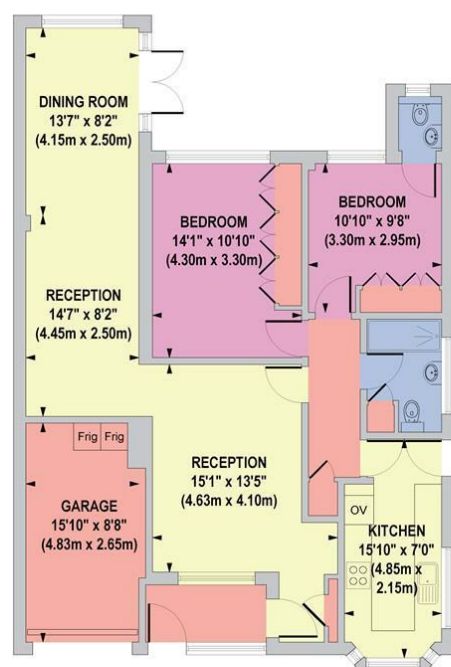
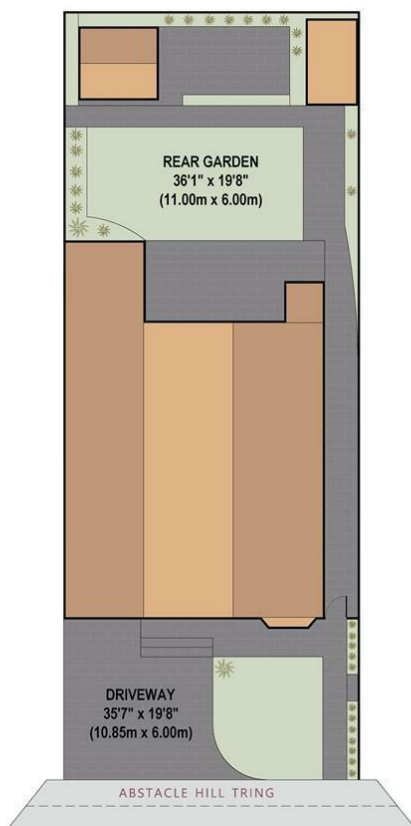


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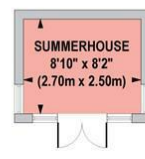
## ABSTACLE HILL

TRING

Approximate Gross Internal Floor Area  
1213 sq. ft / 112.66 sq. m (Including Outbuilding)  
1015 sq. ft / 94.32 sq. m (Excluding Outbuilding)



OUTBUILDING



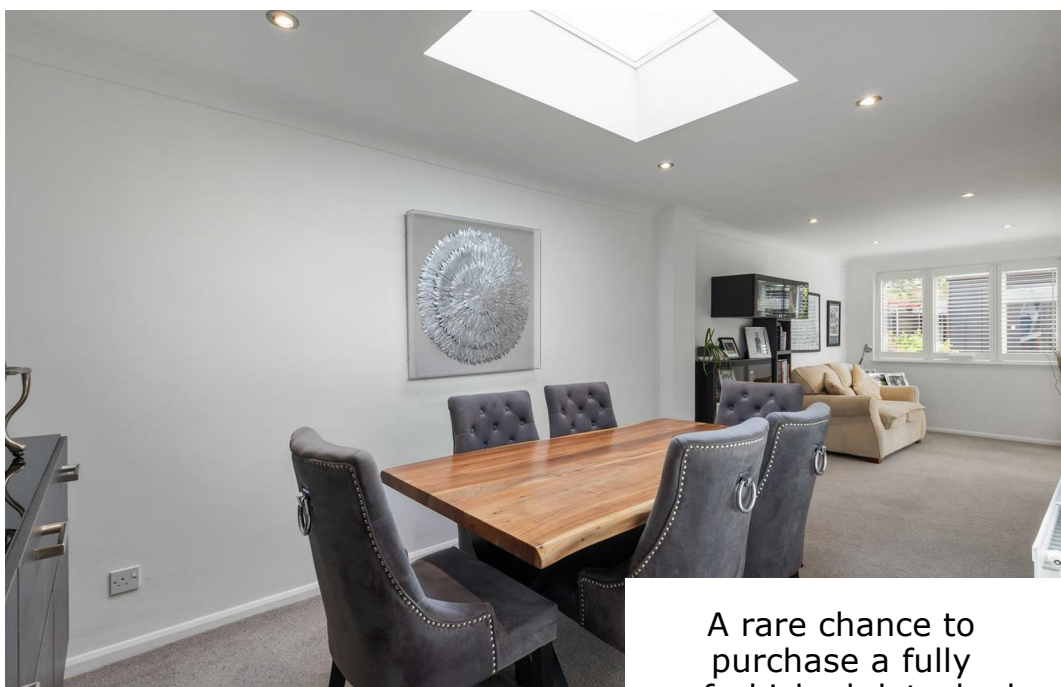
OUTBUILDING

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)

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) 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A rare chance to purchase a fully refurbished detached bungalow in central Tring.



**The Property**  
 Located on a pleasant residential road in the heart of Tring town. The front door opens to a good size entrance porch which leads to the inner hallway where there is a large cupboard. Leading to the principal reception room with a window to the front there is a door opening to an inner hallway and it flows through to the dining space where a roof lantern. From here you enter the sitting room, which with the addition of a simple stud wall could be converted back to a third bedroom if desired. From this area French doors open to the rear garden while the natural light is boosted further by having a window to the rear in addition. The inner hallway has a door opening to the lovely fitted kitchen which has a range of integrated appliances, bay window to the front window to the side and door giving access to the rear garden. The bathroom has been fitted with a double width walk in shower, wall hung wash basin and wc with concealed cistern. Both bedrooms have the advantage of ample fitted wardrobes while one bedroom also has an ensuite cloakroom. Both bedrooms overlook the wonderful rear garden.

**The Outside**  
 To the front of the property is a block paved driveway with flagstone pathway leading to the pedestrian side gate which gives access to the rear garden and to a small terrace area at the front of the house. There is a well maintained lawned area to the front and hedge to one side. Directly to the rear of the property is a flagstone patio with pathway leading to the rear boundary where a second flagstone patio is neatly nestled between a brick built outbuilding and a timber framed summer house. The main section of the garden is laid to lawn which is enclosed by fencing to three aspects.

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**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 property is ideally placed to take advantage of all the countryside Tring has to offer.

**Agents Information For Buyers**

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 principle.
  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 until we are in receipt of this information.



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