sterling select homes

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Tring

GUIDE PRICE £575,000

Temptation comes in many forms...

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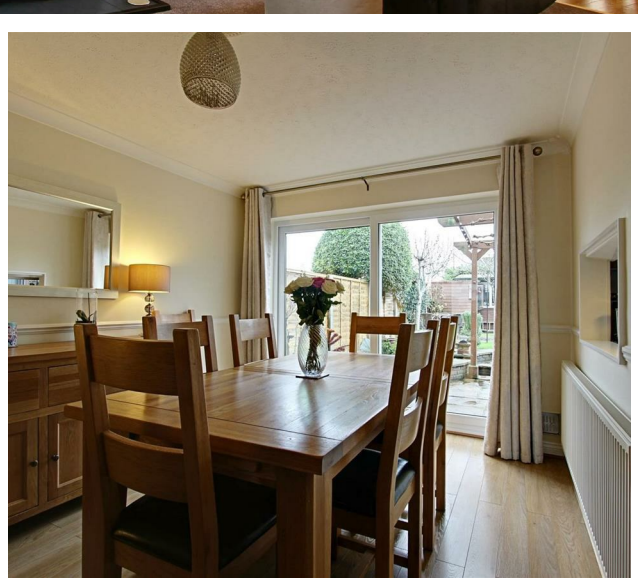
Tring

GUIDE PRICE

£575,000

Located on a prime residential road in the heart of Tring and within catchment for Goldfield Infant & primary school which is Offsted Outstanding. A four bedroom family home with driveway, garage, two reception rooms, 4 bedrooms and first floor bathroom. Southerly facing garden with useful outbuilding.



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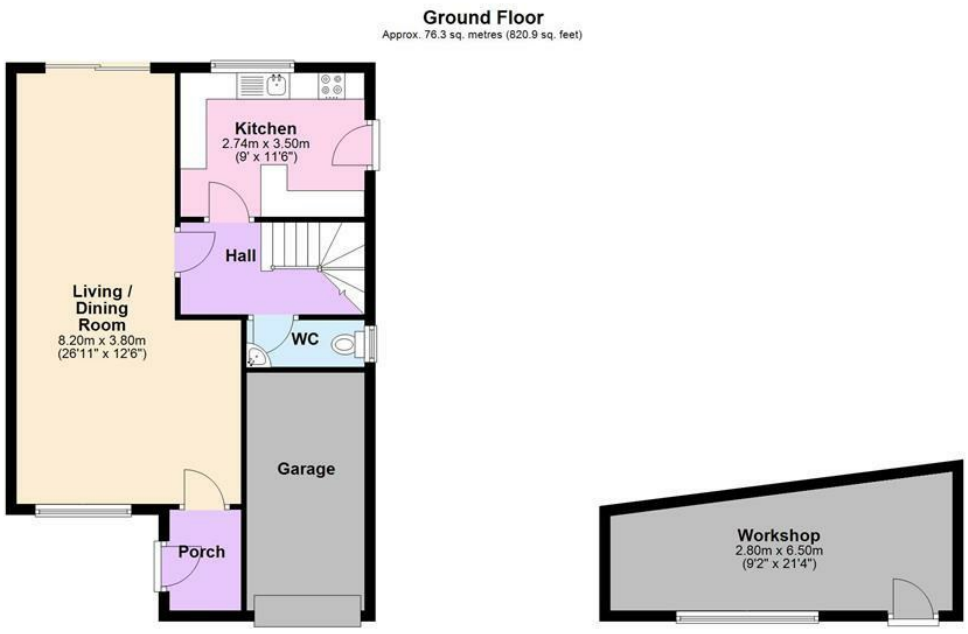
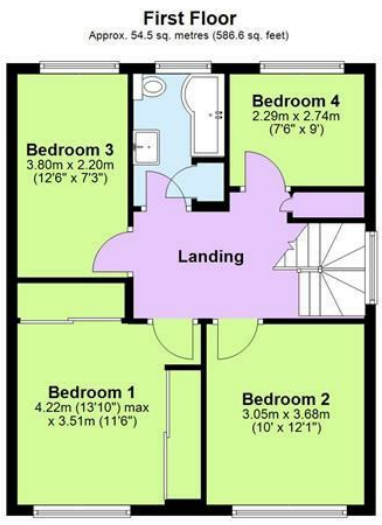
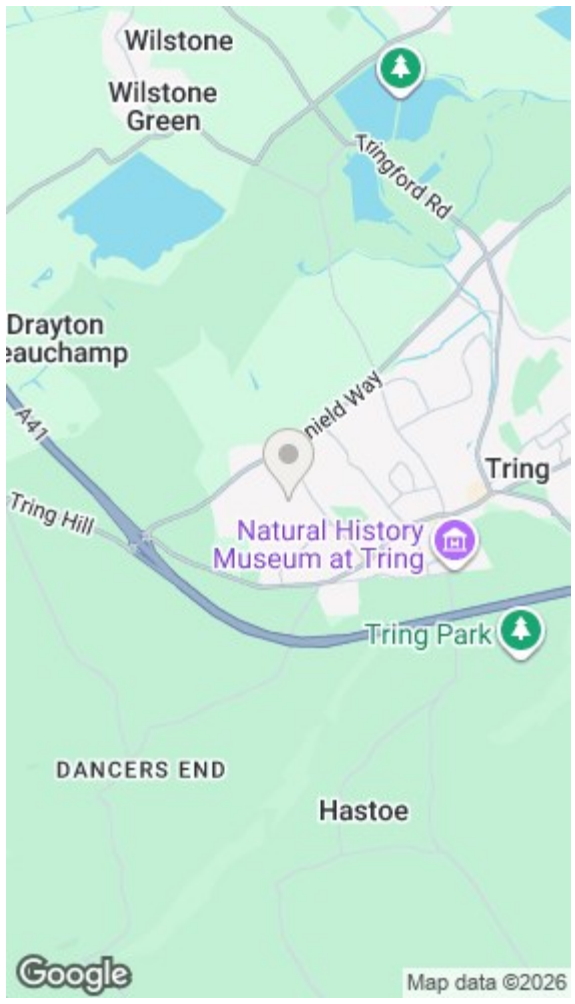
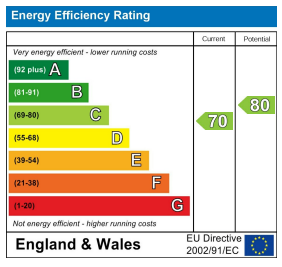
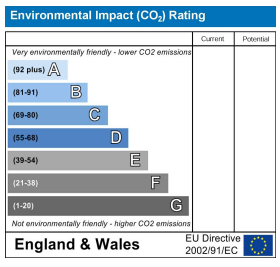




Total area: approx. 130.8 sq. metres (1407.5 sq. feet)







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Welcome
Hotpoint
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A well positioned 4 bedroom family home sold with NO UPPER CHAIN.

Ground Floor
The front door opens to a useful entrance porch making the ideal space to kick off your shoes and hang your overcoat. From here a door opens to the principal reception room which has a window to the front and a well appointed cast iron wood burning stove inset to the chimney breast which has shelving to one side. From here the semi open plan dining room boasts sliding patio doors to the rear garden. There is engineered oak flooring to the floor of the dining room and a door opening to the inner lobby which has a door to the ground floor wc and a door to the kitchen which is fitted with a range of base and eye level units with several drawers and breakfast bar area. The kitchen has a window to the rear and a door opening to the side.

First Floor
The spacious landing area has doors opening to all four bedrooms and to the family bathroom which has been refitted with a high quality suite to include an oval shaped bath with shower unit and screen over, vanity unit wash basin and low level wc. The bathroom has a frosted window to the rear. The principal two bedrooms both overlook the front with the main bedroom boasting two sets of wardrobes with sliding doors, storage, shelving and hanging space. Bedrooms three and four both overlook the rear garden.

Outside
The front has driveway parking for several vehicles with a slate boarder to one side with several tropical specimen trees. The driveway leads to an integral garage which has potential to convert should more accommodation be required. A pedestrian side gate leads down the rear of the property to the Southerly facing rear garden which has a flagstone patio area and large gazebo with roof directly to the rear of the house and a second circular shaped patio area midway down the garden ensuring you are ideally placed to benefit from the setting sunrays in the summer months. The garden is mainly laid to lawn and enclosed by fencing with pathway leading to the rear boundary where there is an extensive timber framed outbuilding with power and light.

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.
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