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you to **sell** or **let** your property?
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Temptation comes in many forms...



Tring
OFFERS IN EXCESS OF £625,000

Tring

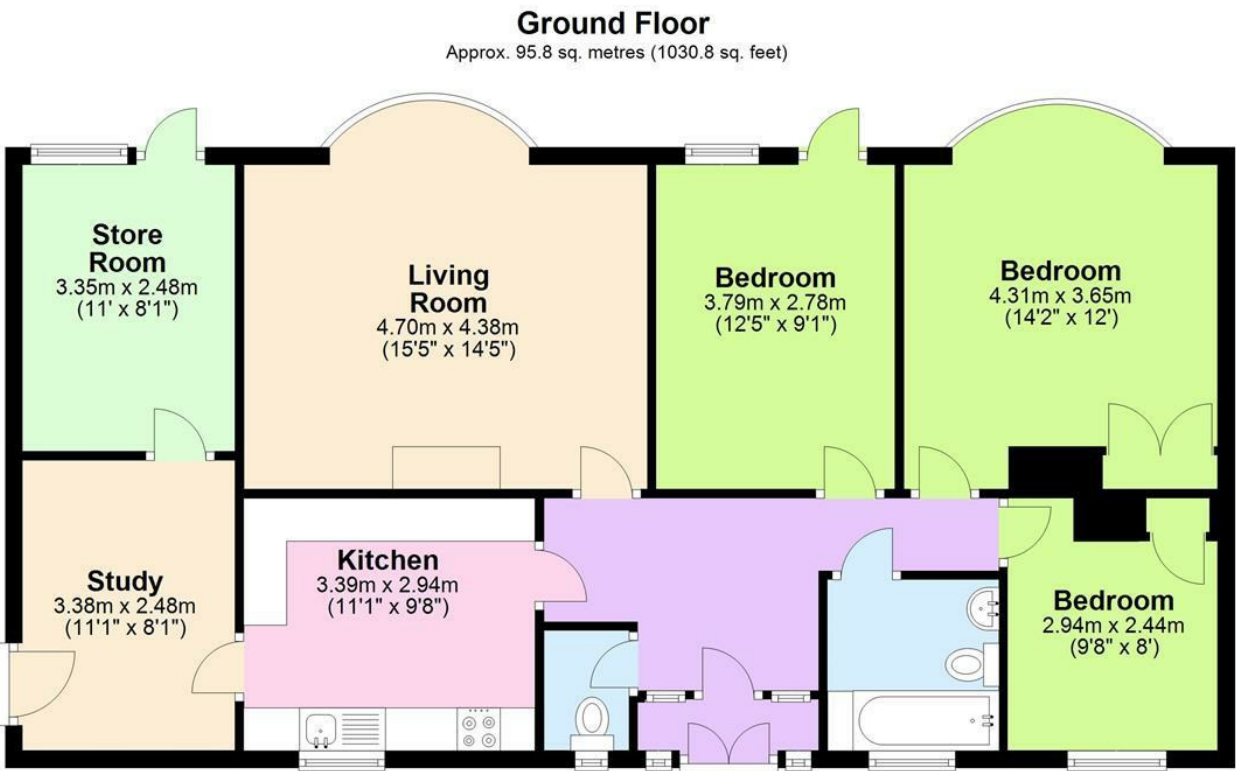
OFFERS IN EXCESS OF

£625,000

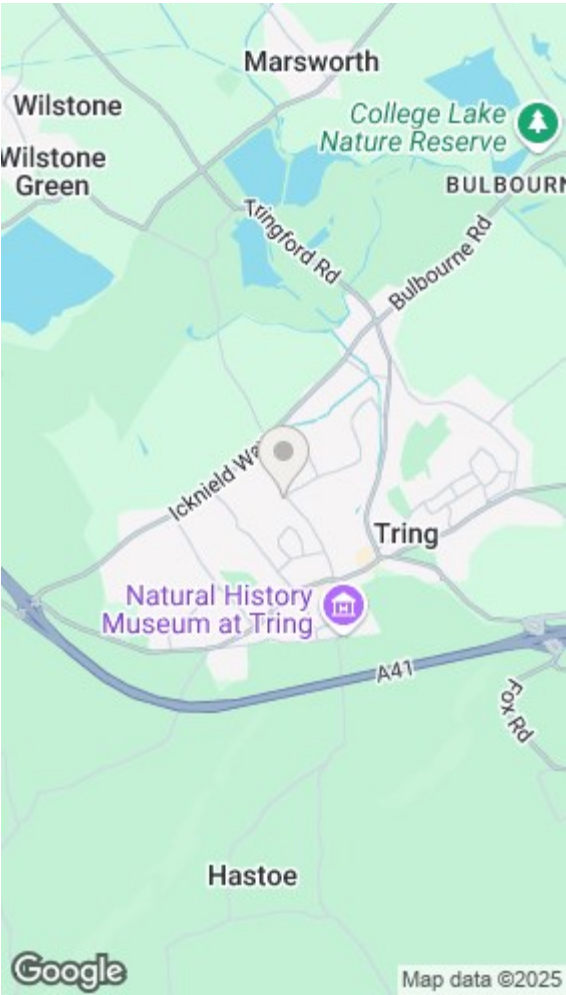
****LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES**** Located only a moments walk from the High Street of Tring and offered for sale with the benefit of planning permission to extend out to the rear and into the loft to create and exceptionally flexible family home with a wonderful south facing garden which is also exceptionally private.



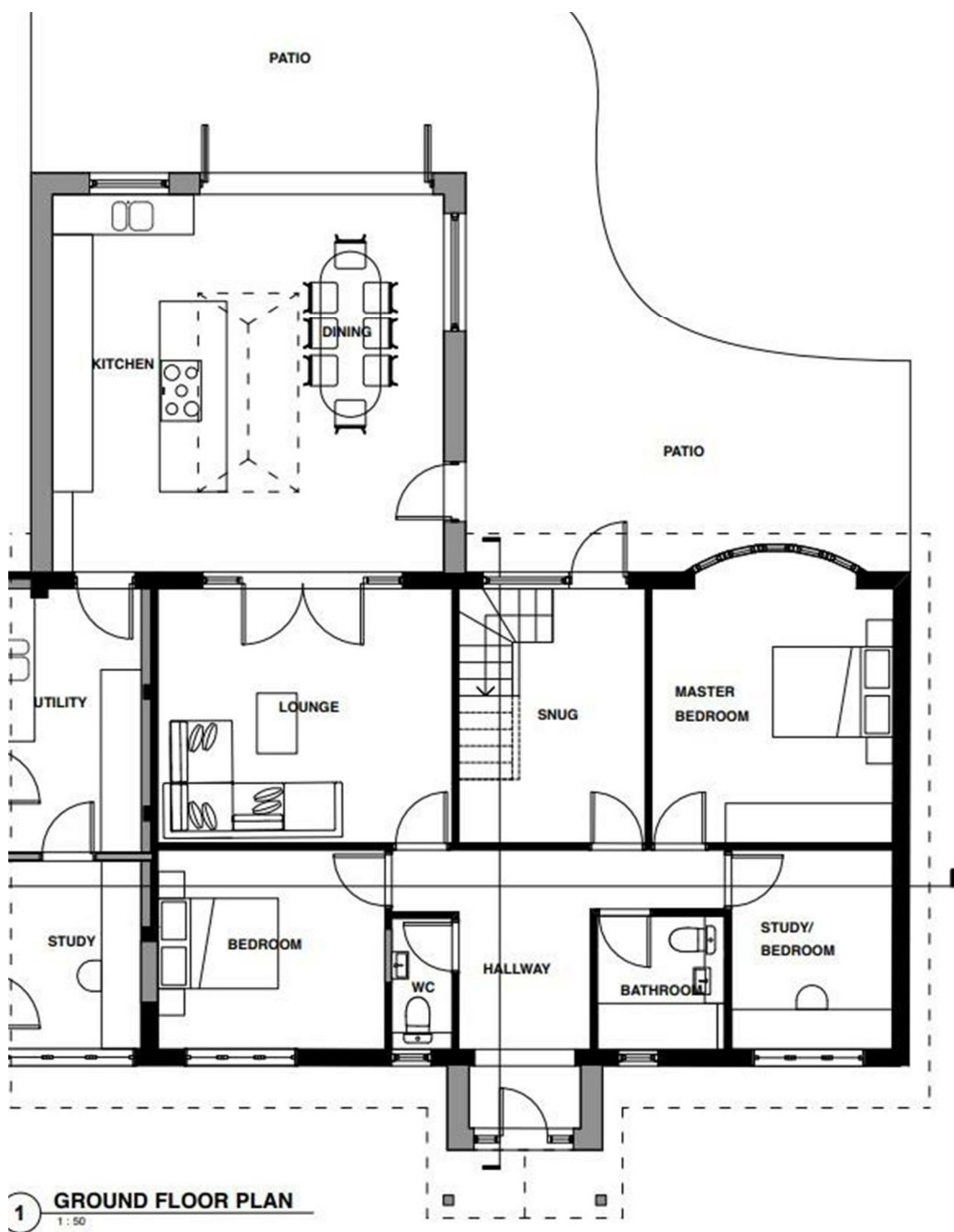
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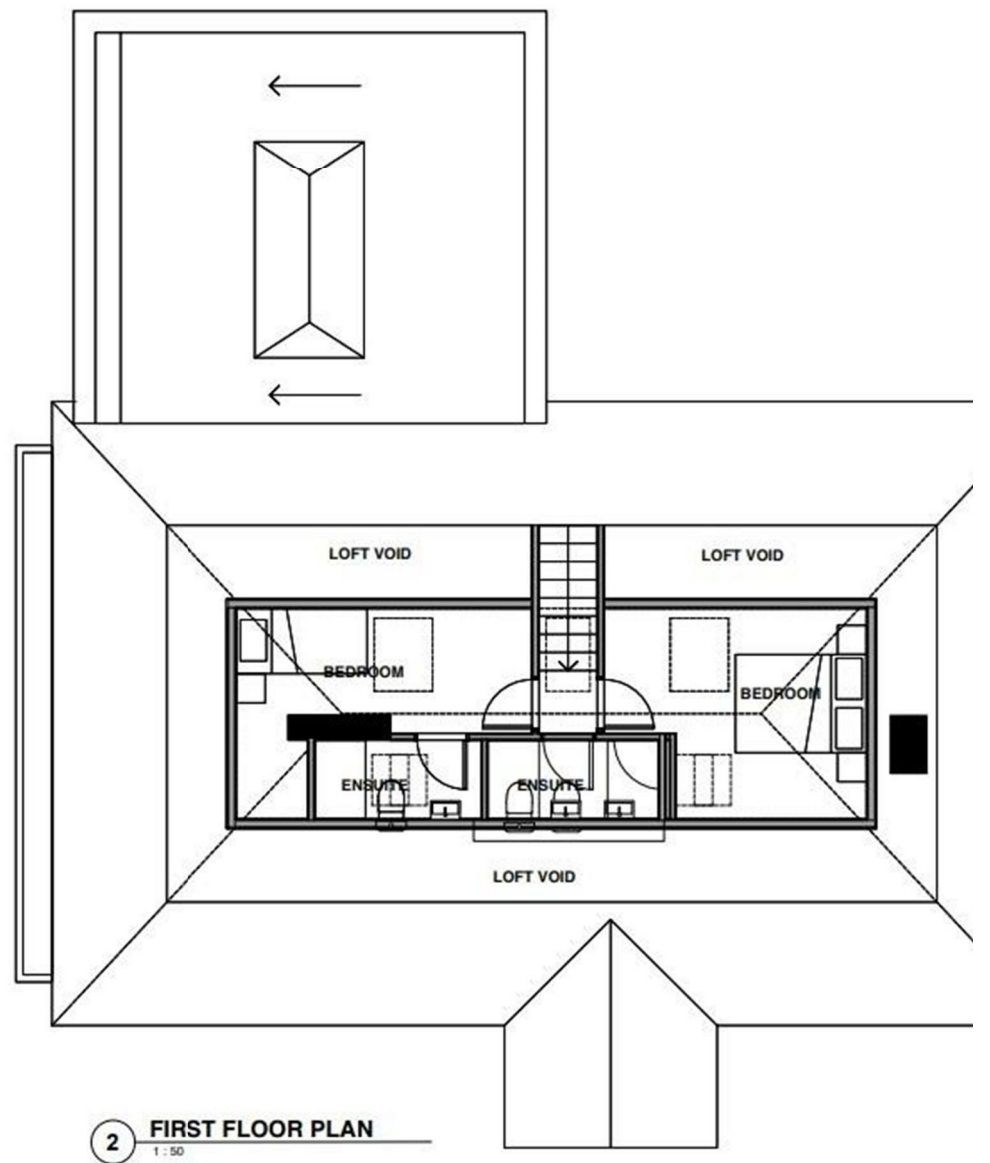
Total area: approx. 95.8 sq. metres (1030.8 sq. feet)
All measurements are approximate.
Plan produced using PlanUp.



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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PLOT, POSITION AND POTENTIAL. A rare opportunity to purchase a property with permission to extend.



The Property
Typical of a bungalow the accommodation is exceptionally flexible and is currently set up as a three bedroom property with the garage converted to a home office and store. The kitchen is positioned at the front of the property as is the family bathroom. At the rear a good size reception room overlooks the rear garden. The property benefits from planning permission to convert the attic space into two bedrooms and put a large single storey kitchen/family/dining room extension onto the rear of the property. Externally there is a large driveway to the front and an exceptionally private, Southerly facing garden to the rear.

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.

Education In The Area
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted and within a short walk of the property). Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

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Transport Links

Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports.

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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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