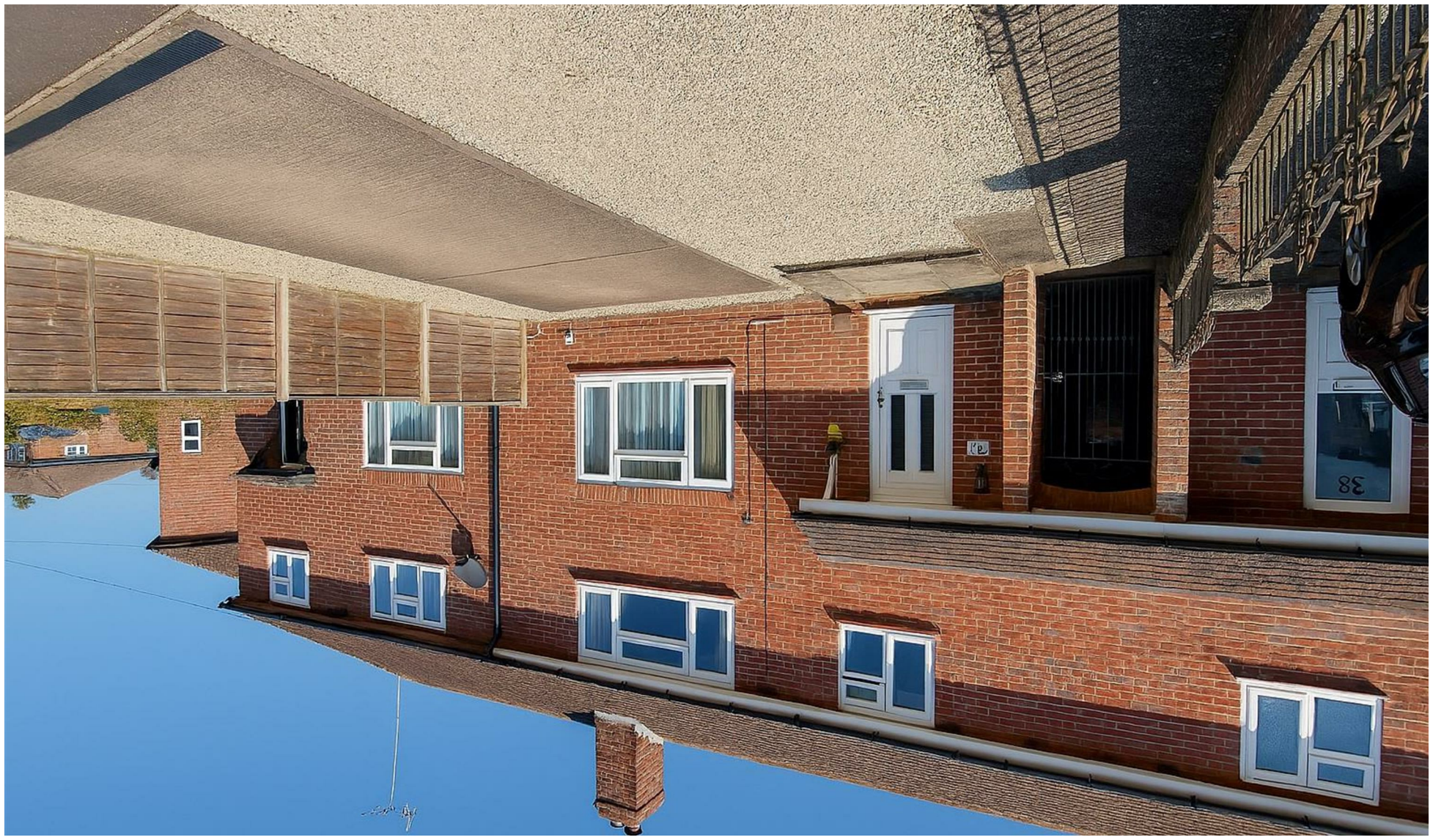
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Tring

GUIDE PRICE £500,000



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Tring

GUIDE PRICE

£500,000

Boasting a town centre position and just a stones throw from Goldfield & Bishopswood schools. Offering excellent scope to extend is this well presented three bedroom home. With a wonderful rear garden measuring over 75 ft in length and boasting a Westerly aspect. An internal inspection is essential to appreciate the position and potential of this home.





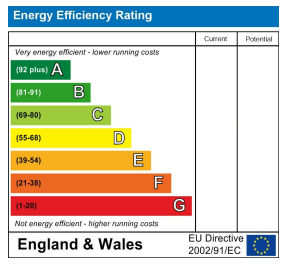


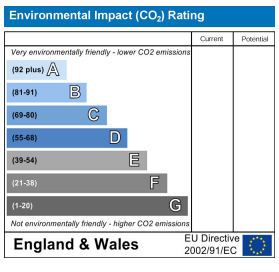
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Total area: approx. 100.3 sq. metres (1079.3 sq. feet)







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Positioned on an excellent residential road in the town centre and offering scope to extend to the rear and into the attic STNP.





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Ground Floor
The front door leads to the entrance hall which has stairs rising to the first floor and a door opening to a dedicated living room. The living room has a window to the front and a centrally located cast iron wood burning stove and leads directly through to a dedicated dining room which has a window to the rear and a door opening to the garden. The kitchen is ideally positioned directly next to the dining room and is fitted with a range of base and eye level units with a roll top work surface over and a breakfast bar area.

First Floor
Ascending to the first floor landing doors lead to all three bedrooms and to a family bathroom. There is also a separate wc next to the family bathroom. There is a loft hatch off the landing which opens to a large attic space which offers excellent opportunity to convert to further accommodation STNP. Additionally there is an extremely deep set cupboard to the landing. The first and second bedrooms both benefit from fitted wardrobes while the third has a useful overstairs recess.

Outside
Without a doubt the garden is a stunning feature of this home. Measuring in excess of 75 sq ft there is a covered patio area directly to the rear of the house laid to flagstone patio. A gate from this area gives you access to the front of the property. Beyond the initial patio area you find the main portion of the garden which is laid to lawn with a pathway to one side extending to the rear section of the garden. At the mid section point there is another seating area. Moving towards the rear boundary there is a BBQ area with timber framed garden bar. The garden cabin is positioned at the very rear boundary.

The Location
The property is situated in a sought after location and 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. Goldfield Road is ideally placed to take advantage of all the countryside Tring has to offer.

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), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

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Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

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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..
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