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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...

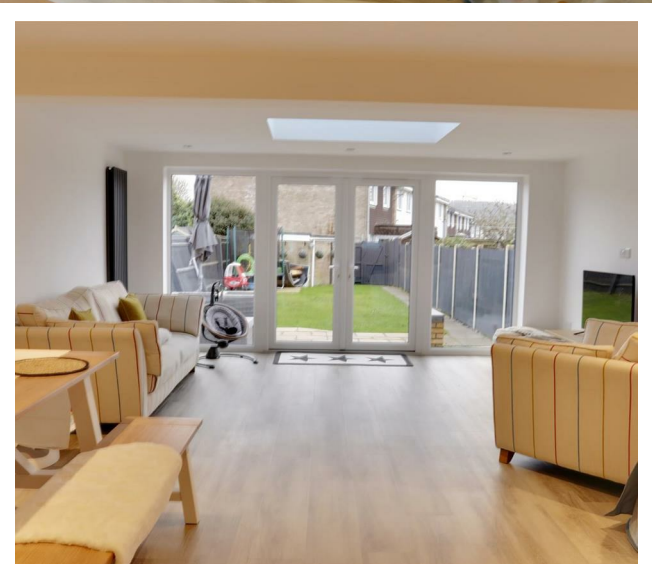


# Tring

OFFERS IN THE REGION OF

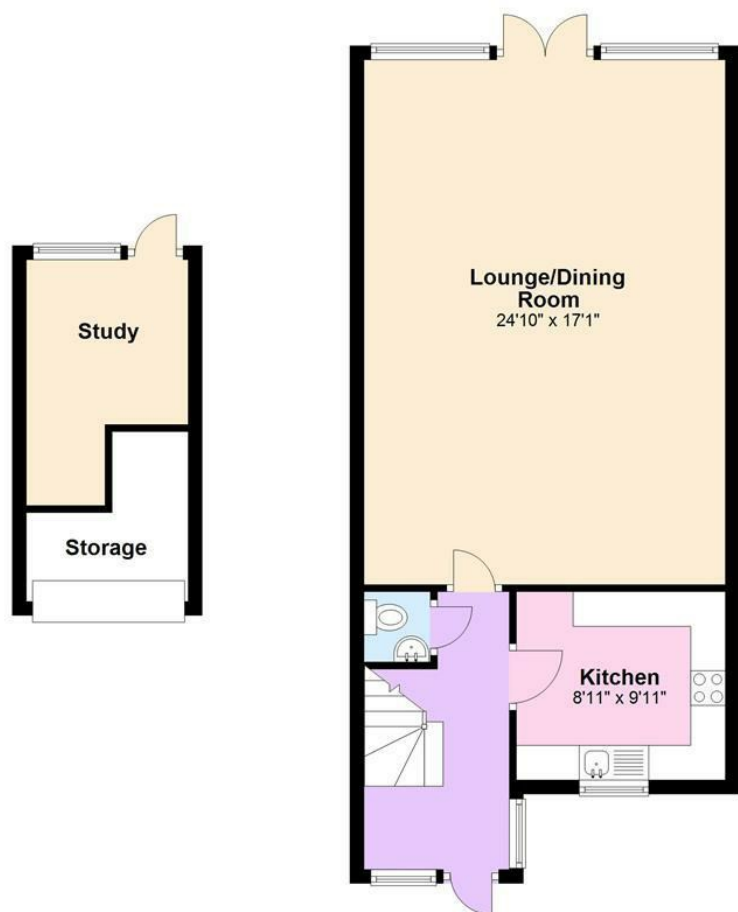
£500,000

\*\*LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES\*\* Sterling are delighted to be appointed selling agents for this lovely family home. Having been subject to an extensive refurbishment project the accommodation has been thoughtfully reconsidered to create a wonderful, modern family home.

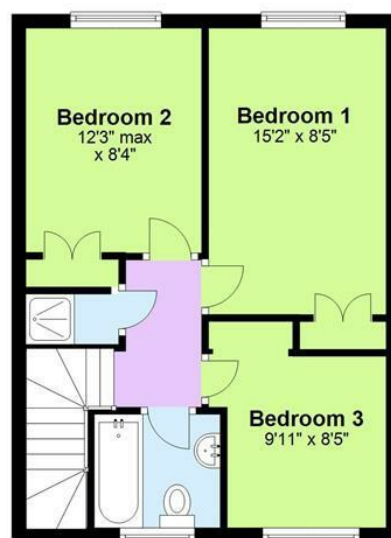


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**Ground Floor**  
Approx. 735.0 sq. feet

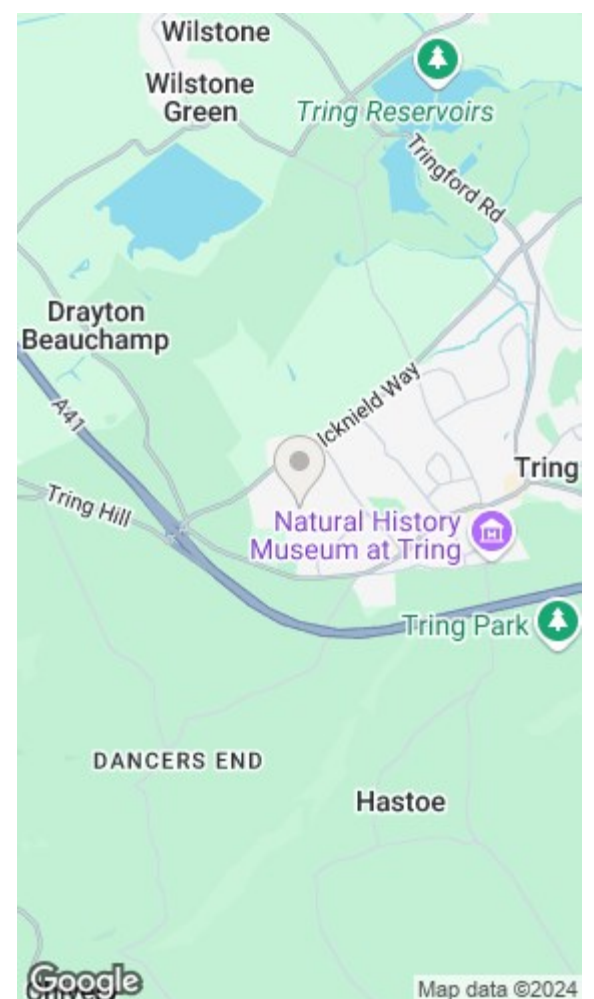


**First Floor**  
Approx. 403.2 sq. feet



Total area: approx. 1138.2 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



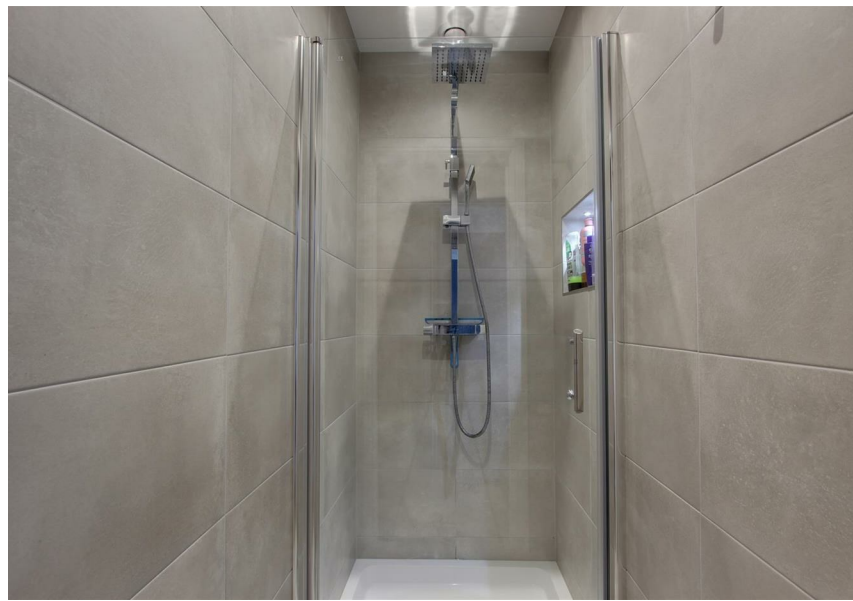
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
67	85	65	86

England & Wales EU Directive 2002/91/EC





A spacious three bedroom family home which has been completely refurbished by the current owners.



**Ground Floor**  
Upon entering the property you find yourself in a bright and spacious entrance hall with stairs rising to the first floor and doors opening to the fully fitted kitchen, WC and the living/dining room which is the undoubted central feature of this property. A large room which is bathed in natural light due to the roof lantern and the large patio doors which open onto the garden.

**First Floor**  
The landing provides access to all first floor accommodation which comprises two generous double bedrooms with built in wardrobes and a large single, again with built in storage. The bathroom has been completely refurbished with a white three piece suite and the owners have cleverly created space for a separate shower room.

**Outside**  
To the front of the property is a driveway for one vehicle whilst at the rear is an enclosed, South facing garden with a large patio area directly to the rear of the property ideal for al-fresco entertaining. At the bottom of the garden a courtesy door gives access to the rear part of the garage which has been converted to provide an ideal home office space. The front part of the garage is accessed via the up-and-over door and provides useful storage. Further parking is available in front of the garage.

**Nearby Facilities**  
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. 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.

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**Locality**

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.

**Transport Links**

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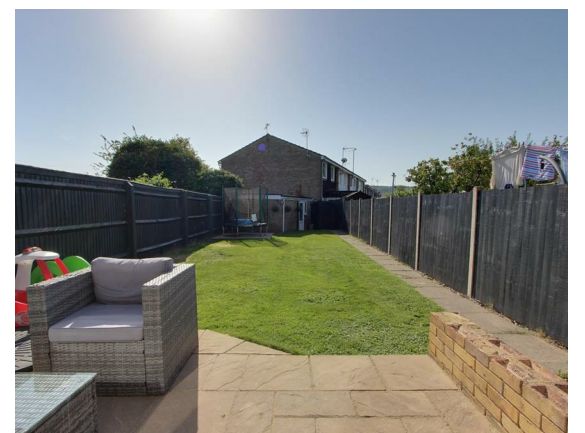
**Schooling**

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 Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

**Agents Notes**

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.



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