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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  
ASKING PRICE £475,000

# Tring

ASKING PRICE

£475,000

A wonderful chance to purchase an immaculate three bedroom end of terrace home within a prime cul-de-sac location with driveway, garage and in school catchment for the ofsted outstanding Goldfield primary school.

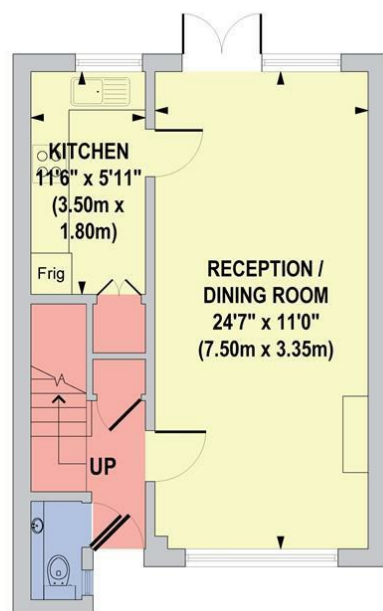
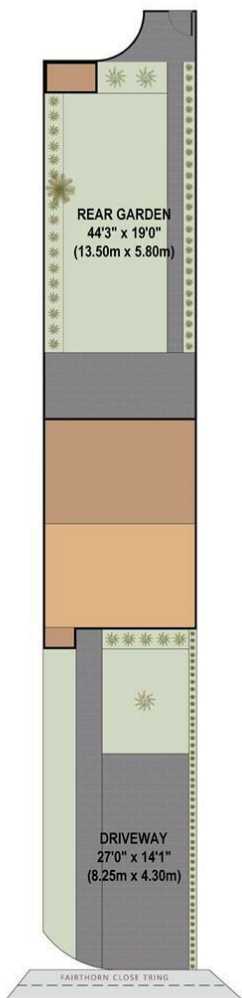


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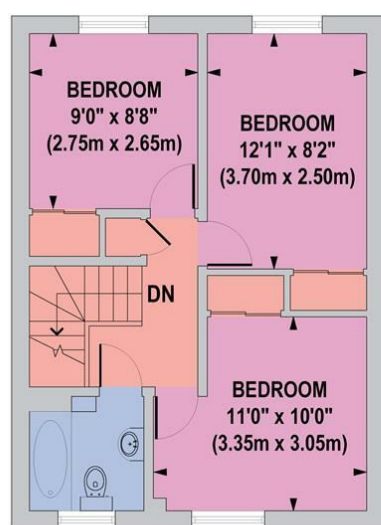
## FAIRTHORN CLOSE

TRING

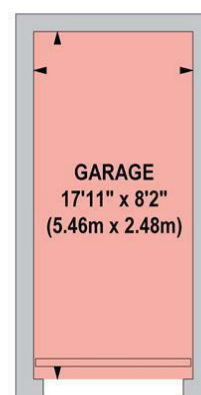
Approximate Gross Internal Floor Area  
1009 sq. ft / 93.79 sq. m (Including Outbuilding)  
862 sq. ft / 80.14 sq. m (Excluding Outbuilding)



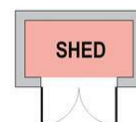
GROUND FLOOR



FIRST FLOOR



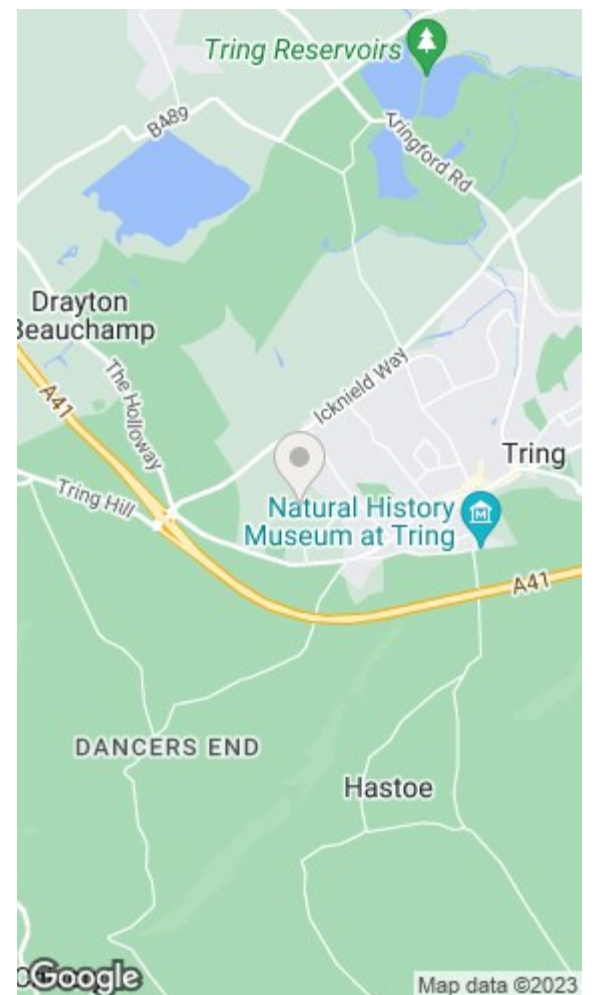
OUTBUILDING



OUTBUILDING

Floorplan 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 82 plus) A	87	Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) A	
(81-81) B		(81-81) B	
(69-80) C	69	(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





A wonderful chance to purchase a three bedroom end of terrace family home in a prime location.



#### Ground Floor

The front door opens to an entrance hall which has a door to a ground floor cloakroom and stairs rising to the first floor with storage cupboard under. A door to the right hand side opens to an impressive dual living/dining room which is flooded with natural light by means of windows to the front and rear and French doors opening to the rear garden. From here a door opens to a dedicated kitchen space which is fitted with a range of base and eye level units and work tops. From the kitchen there is a window and door opening to the rear garden.

#### First Floor

The first floor landing has doors opening to all three double bedrooms and a hatch opening to the loft space. Two of the bedrooms overlook the rear while the main bedroom overlooks the front. All three of the bedrooms boast fitted wardrobes. The family bathroom is fitted with a white three piece suite comprising low level wc, wash basin and panelled bath.

#### Outside

There is a gravelled driveway to the front of the property with garden area and pathway leading to the front door. The rear garden is enclosed by a range of brick-wall and fencing with pedestrian gated access to the rear which has a pathway leading to the garage in a block to the side. There is a flagstone patio directly to the rear of the house with pathway to the rear boundary.

#### 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.

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#### 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.

#### 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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