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# Temptation comes in many forms...



**Tring**  
GUIDE PRICE £600,000

Tring

GUIDE PRICE

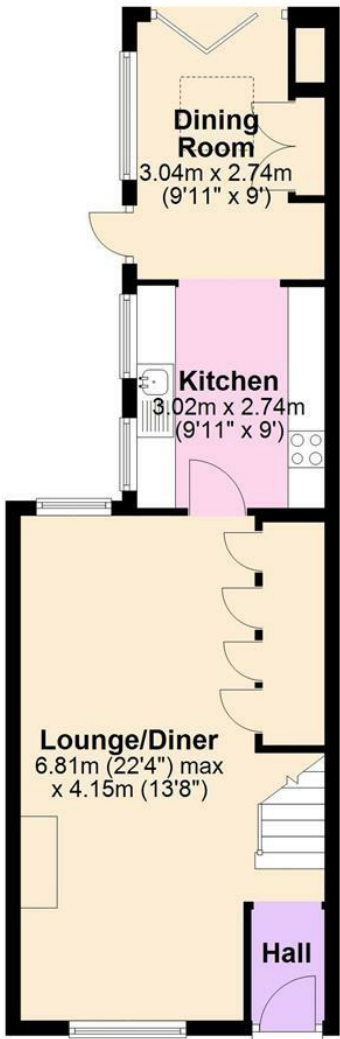
£600,000

A lovely period home in the centre of Tring which has been painstakingly refurbished to exacting standards by the current owners. The property offers light and airy accommodation over two floors and benefits from a sunny Westerly facing rear garden.

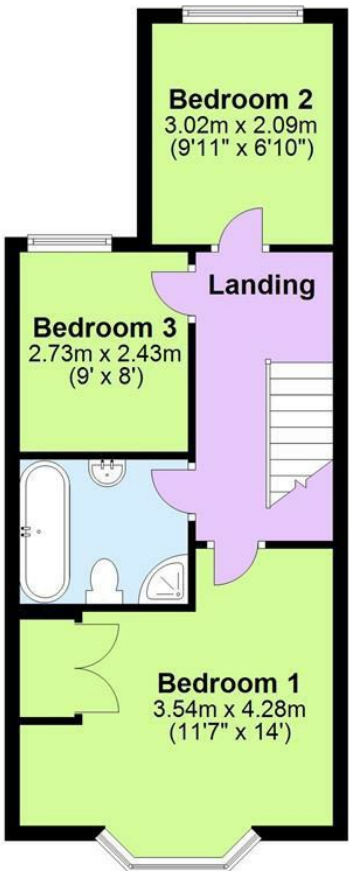


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**Ground Floor**  
Approx. 31.4 sq. metres (337.9 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.7 sq. feet)



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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                                   | 48      | 59        | (39-54) E                                                       | 51      | 61        |
| (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                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |





A simply stunning character property with a complete upper chain close to all amenities.



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#### Ground Floor

The entrance hall has decorative tiled flooring with tongue and groove panelling to the wall with stairs rising to the first floor. Walking through the entrance hall you walk into the lounge/diner which boast a dual aspect with a window to the front and a window to the rear. There is a cast iron wood burning stove with decorative tiled hearth and stripped wooden floorboards running the entire length of this principal reception room. Under the staircase is a clever range of bespoke fitted sliding cupboards with a variety of storage solutions. From here a latch and brace door opens to a recently refitted kitchen which has two windows to the side and is fitted with a comprehensive range of shaker style base and eye level units with a solid oak worktop over. From the kitchen you seamlessly flow through to the dedicated dining space where bi-folding doors open to the garden while further natural light floods this space by means of a glazed door and a window to the side.

#### First Floor

A spacious landing has a hatch opening to an extensive attic space being boarded which could provide an excellent opportunity to convert should more space be required STNP. Doors open to all three bedrooms with the principal bedroom boasting a bay window to the front elevation. Rare for the age of the property there is also the advantage of a refitted first floor bathroom which is extremely spacious and has been refitted with a high quality white three piece suite comprising separate bath, wc and shower cubicle.

#### Outside

A low level brick wall has an opening to a private flagstone courtyard where there is space for a timber refuse store and leads to a storm porch with decorative tiled floor and leading to the front door. The rear garden has been professionally landscaped with composite decking directly to the rear of the house and a secondary decked area to a rear corner. The main portion of the garden is laid to lawn with a raised herbaceous boarder to one side. The rear garden is enclosed by a range of slatted acoustic fencing and a characterful brick wall. Gated access leading to the under croft.

#### The Location

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. The 'Tring Triangle' is ideally placed to take advantage of all the countryside Tring has to offer.

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 Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury. 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.

#### Agents Information For Buyers

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 until we are in receipt of this information.



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