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# Temptation comes in many forms...



Tring

GUIDE PRICE £475,000

# Tring

GUIDE PRICE

£475,000

A rare chance to purchase a spacious town house in the centre of Tring measuring in excess of 1300 sq ft in size and boasting a double width driveway leading to a single garage and a private rear garden with extensive patio area and lovely open plan kitchen/dining room with folding patio doors to the rear.

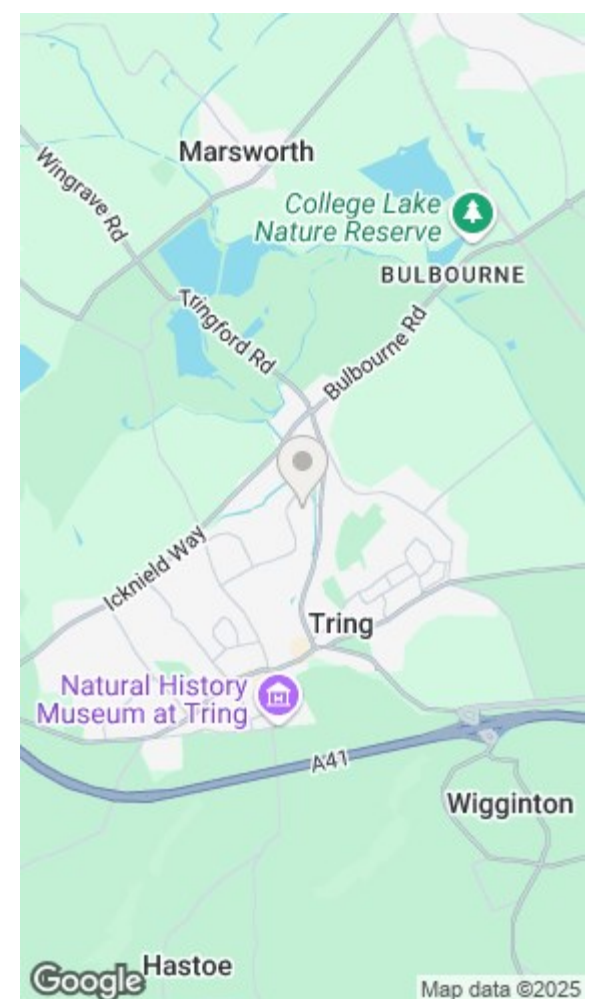


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Total area: approx. 1326.0 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



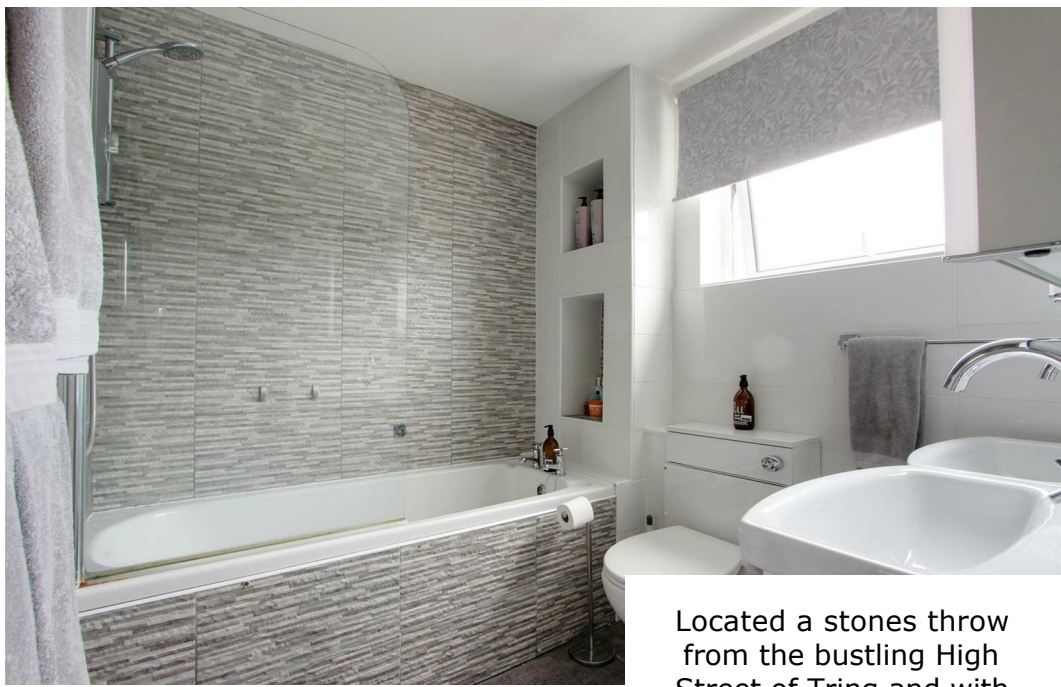
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(12 plus) A	(12 plus) A
(81-91) B	(81-91) B	(11-11) B	(11-11) B
(69-80) C	(69-80) C	(10-10) C	(10-10) C
(55-68) D	(55-68) D	(9-9) D	(9-9) D
(39-54) E	(39-54) E	(8-8) E	(8-8) E
(21-38) F	(21-38) F	(7-7) F	(7-7) F
(1-20) G	(1-20) G	(6-6) G	(6-6) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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Located a stones throw from the bustling High Street of Tring and with spacious accommodation over three floors.



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#### Ground Floor

The front door opens to a spacious entrance hall which has sliding doors opening to a very useful ground floor shower room and has stairs rising to the first floor landing. At the rear of the property is a very generously proportioned open plan kitchen/dining room which has bi-folding doors opening to the patio area and with a courtesy door opening to the garage which has excellent scope to convert should more ground floor space be required.

#### First Floor

Rising to the first floor landing area a door opens to a magnificent living room which is approaching 23 ft in length and boasts a dual aspect with windows to the front and rear. There are two bedrooms at the level with stairs rising from the landing to the second floor.

#### Second Floor

At second floor level there are a further 3 good size bedrooms (that's 5 in total!) and a second bathroom which has been fitted with a luxuriously appointed family bathroom suite comprising low level wc, wash basin and bath.

#### Outside

The front driveway is laid to hardstanding and provides ample parking for up to three cars while leading to a single garage with metal up and over door. To the rear of the house is an extensive patio area which leads to the main portion of the garden which is laid to lawn with matures hedges and beds to all three elevations.

#### 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.

#### 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), Dundale primary and junior school, Grove Road primary and junior school and 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.

#### 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.

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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