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# Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF £600,000

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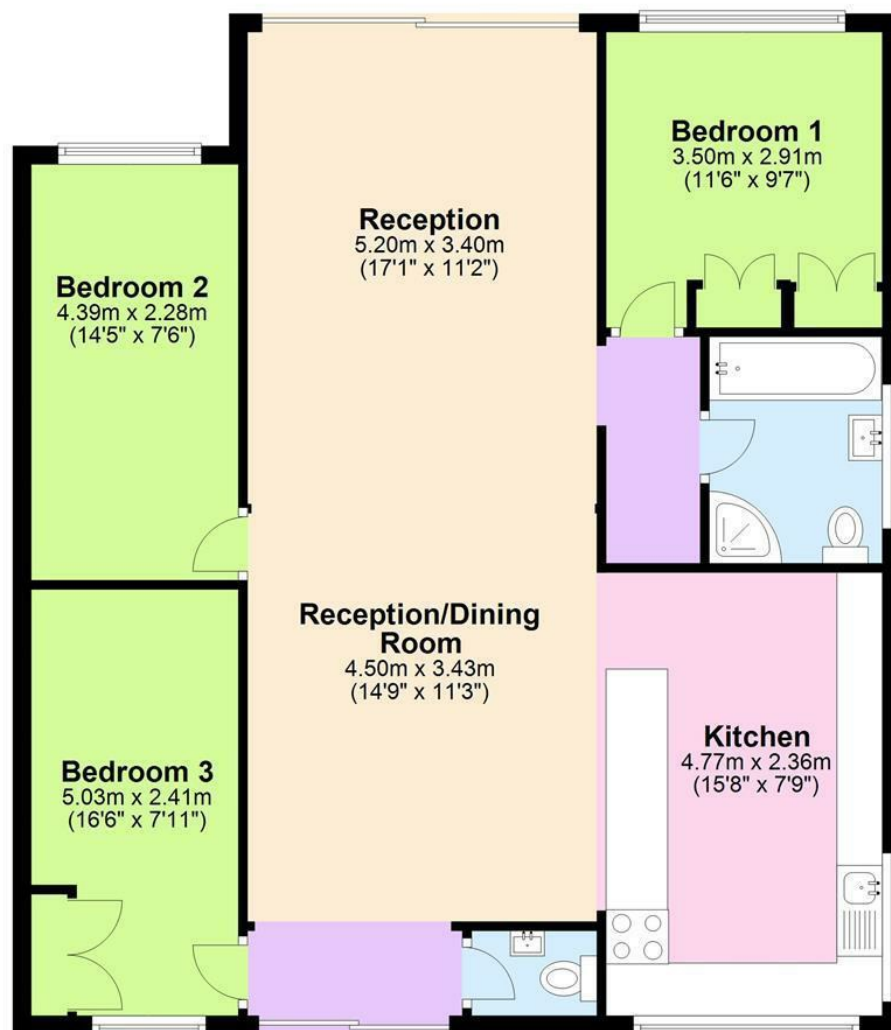
Having been the subject a extension and a high quality renovation program we are delighted to offer this 3 bedroom bungalow to the open market. A wonderful open plan kitchen/breakfast room is complimented by two further reception spaces and a luxuriously fitted family bathroom. Driveway and private garden.



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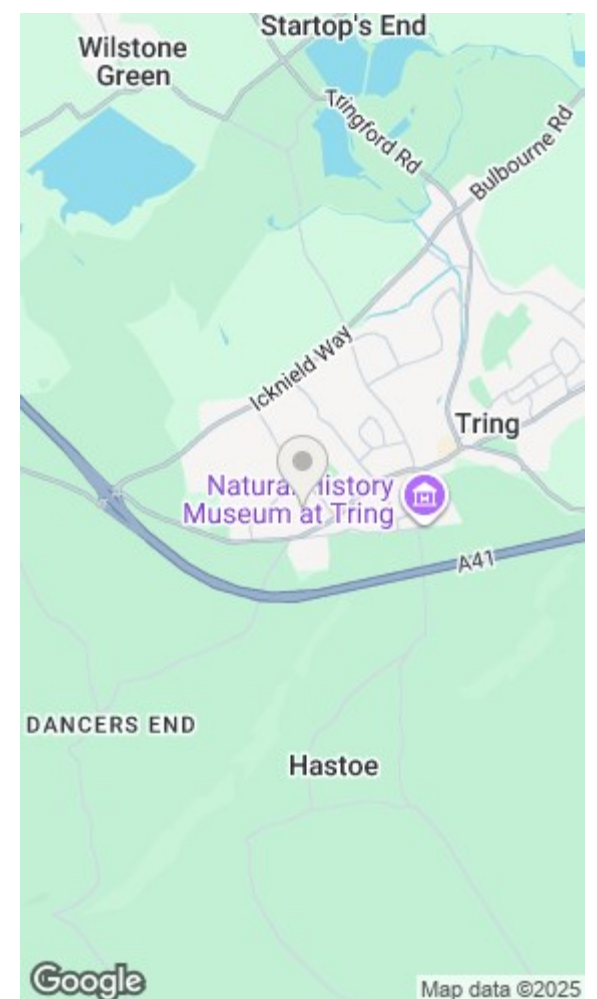
## Ground Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



Total area: approx. 85.3 sq. metres (918.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	84		





A wonderful three bedroom bungalow sold with no upper chain.



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#### The Accommodation

A sliding front door opens to a reception area which leads to the two principal reception spaces and to the cloakroom which is fitted with a two piece suite comprising low level wc and wash basin. Characterful wood block flooring continues throughout the reception spaces and doors open to two of the bedrooms with an opening to the inner lobby. The kitchen/ breakfast room is semi open plan to the reception spaces with a window to the front and is fitted with a high-quality range of handleless base and eye level units which incorporate several drawers and a range of integrated appliances. Sliding doors from the reception room opens to the rear garden while doors from the inner lobby opens to the main bedroom and to the luxuriously fitted bathroom which boasts both a bath and shower cubicle.

#### The Outside

To the front of the property is a hardstanding driveway providing parking for two cars. There is a garden area to the front of the property which is laid to lawn with a mature border underneath the kitchen window. A pedestrian gate to the side leads to the rear garden which has been laid to flagstone paving for low maintenance. There are two boarders to the side and one to the rear of the property and the rear garden is fully enclosed by fencing. Being Westerly facing in aspect the garden is a real sun trap and also has a very private outlook.

#### The Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including a wide variety of independent coffee shops and restaurants.

The area boasts some excellent educational facilities, including Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all have superb reputations.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose, WH Smiths, Waterstones and a further selection of restaurants and bars.

Agents Information For Buyers

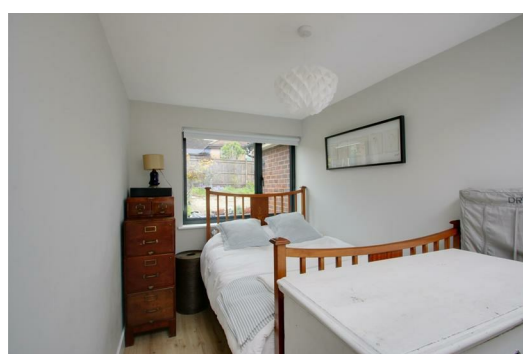
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.

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