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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...

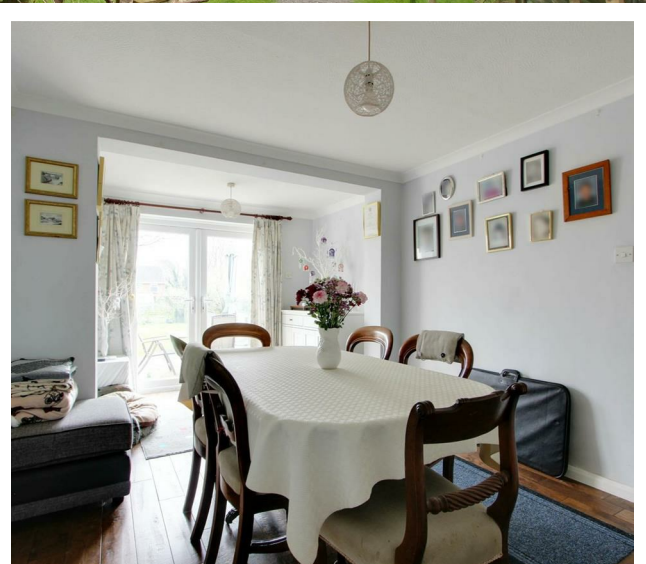
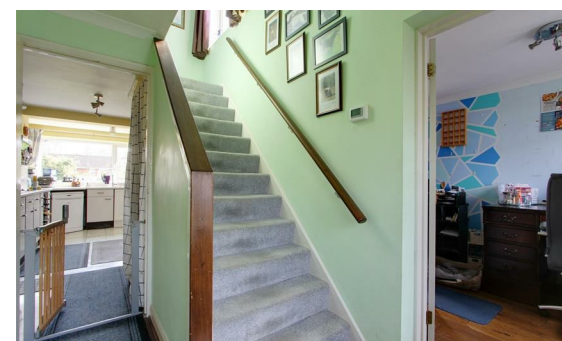


# Tring

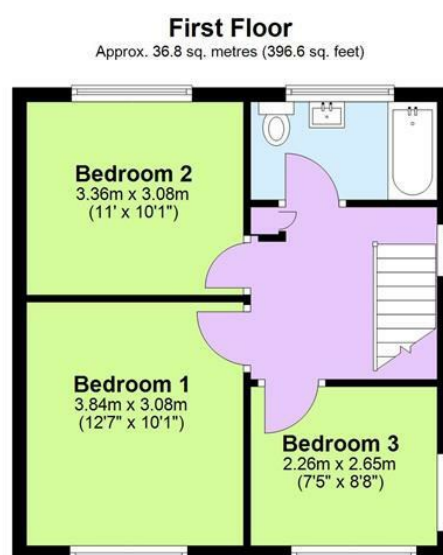
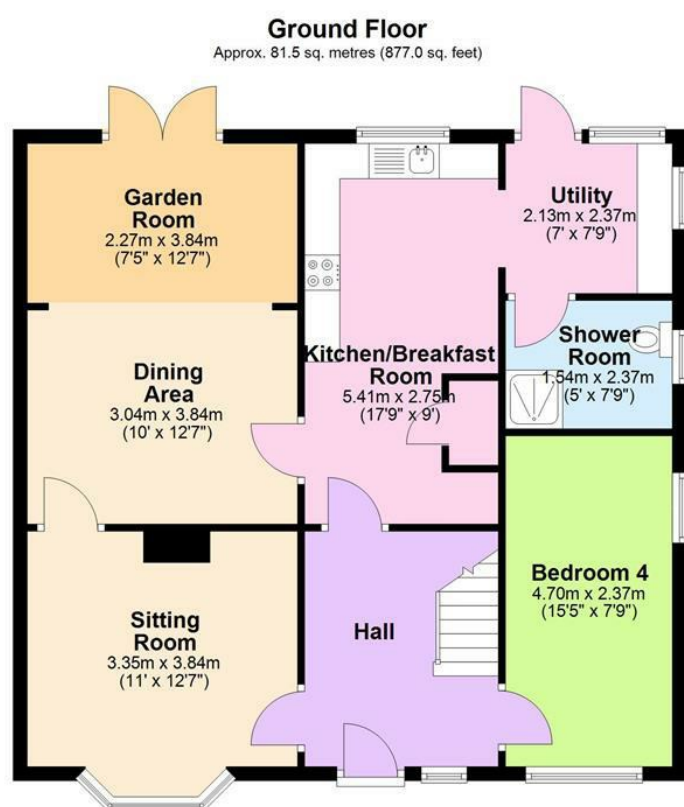
OFFERS IN EXCESS OF

£700,000

Located on a sought after residential road only a short stroll to the centre of Tring yet offering an extensive Southerly facing rear garden and boasting planning permission for a double storey wrap around extension. Demand is expected to be high so early enquiries are highly recommended.



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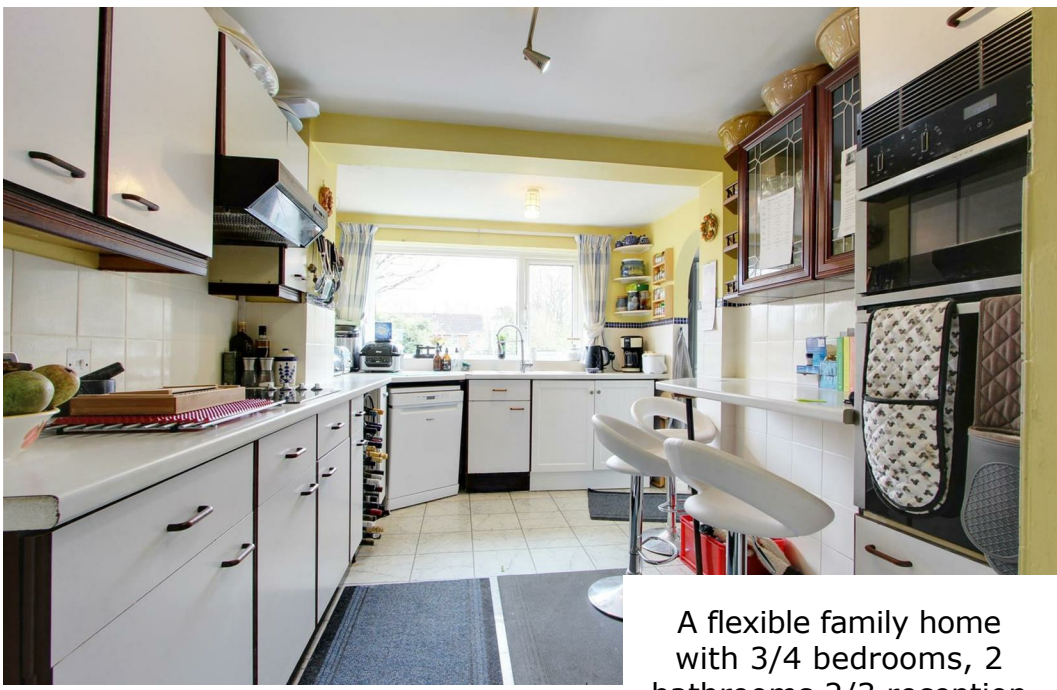
Total area: approx. 118.3 sq. metres (1273.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
| 89  | 95        | A   | A         |
| Very energy efficient - lower running costs   |           | Very environmentally friendly - lower CO <sub>2</sub> emissions   |           |
| <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| EU Directive 2002/91/EC   |           | EU Directive 2002/91/EC   |           |
| England & Wales   |           | England & Wales   |           |





A flexible family home with 3/4 bedrooms, 2 bathrooms 2/3 reception rooms and ample off road parking.



**Ground Floor**  
A spacious entrance hall has stairs rising to the first floor landing and doors opening to the ground floor accommodation. To the right hand side a door opens to a flexible room which has been used as a fourth bedroom previously which is well served by having a ground floor shower room in addition to the first floor bathroom. To the left hand side a door opens to a dedicated living room which over-looks the front of the property and flows directly to the dining room which has been further complimented by the addition of a garden room which has large double doors overlooking the extensive rear garden and allows light to flood this space. The kitchen/breakfast room is accessed from both the dining room and the entrance hall and is fitted with a range of base and eye level units with work top and incorporating a breakfast bar. From here you move directly to the utility room which has a door opening to the rear garden and a door to the useful ground floor shower room.

**First Floor**  
The landing has a window to the side and doors opening to all three bedrooms. Two of the bedrooms are positioned at the front of the property while the third bedroom, positioned at the rear offers excellent views over the extensive rear garden and to the Chiltern Hills beyond. The family bathroom is positioned at this level and comprises a white three piece suite to include a panelled bath, wash basin and low level wc. From the landing there is also a hatch to the loft space which could also offer scope to convert STNP.

**Outside**  
To the front of the property is a hardstanding driveway providing parking for several cars with an area of lawn to one side and a pedestrian gate to the other side with pathway to the side of the property extending into the rear garden. Southerly facing in aspect the rear garden is a real sun trap. Mainly laid to lawn there is a variety of mature specimen trees along the perimeters which are fully enclosed with fencing. To the rear section is a working garden area with a number of raised vegetable patches. Two timber framed garden sheds provide ideal storage space.

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**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 Costa and Black Goo.

**Education In The Area**

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. This property is also within easy striking distance of the Ofsted outstanding Goldfield Primary school and Bishopswood Junior School.

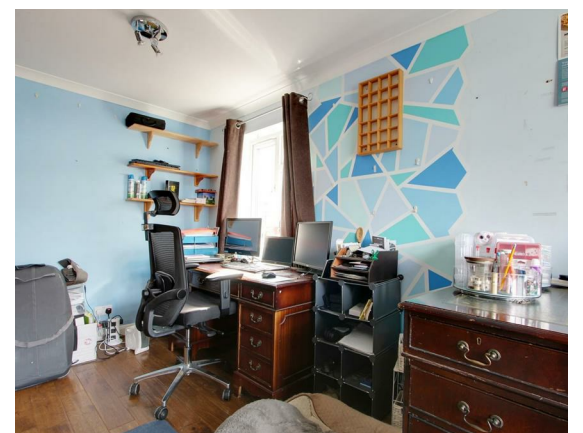
**Transport Links**

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular and direct train services to London Euston and Shepherds Bush in a little over 40 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

**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 principle.
  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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