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Tring

OFFERS IN EXCESS OF £400,000



Temptation comes in many forms...

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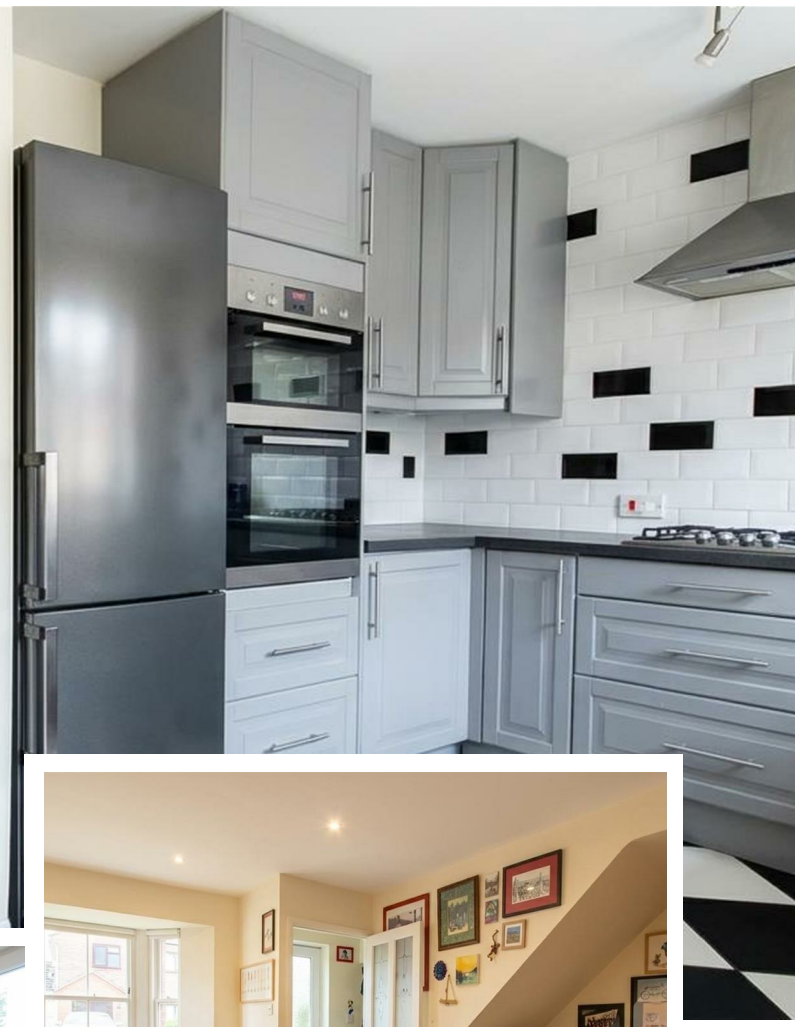
Tring

OFFERS IN EXCESS OF

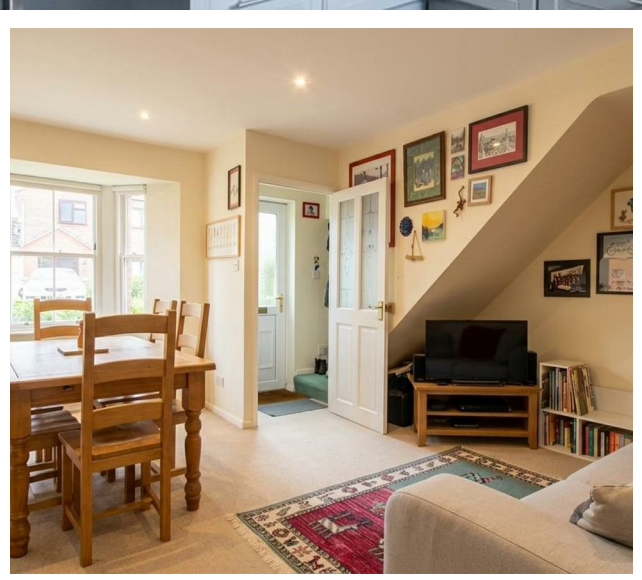
£400,000

Offered for sale with no upper chain and within easy striking distance of stunning canal walks and the countryside. A two double bedroom property which benefits from a garage to the rear and open plan kitchen/dining opening directly onto a private Westerly facing garden. Internal inspection highly recommended.

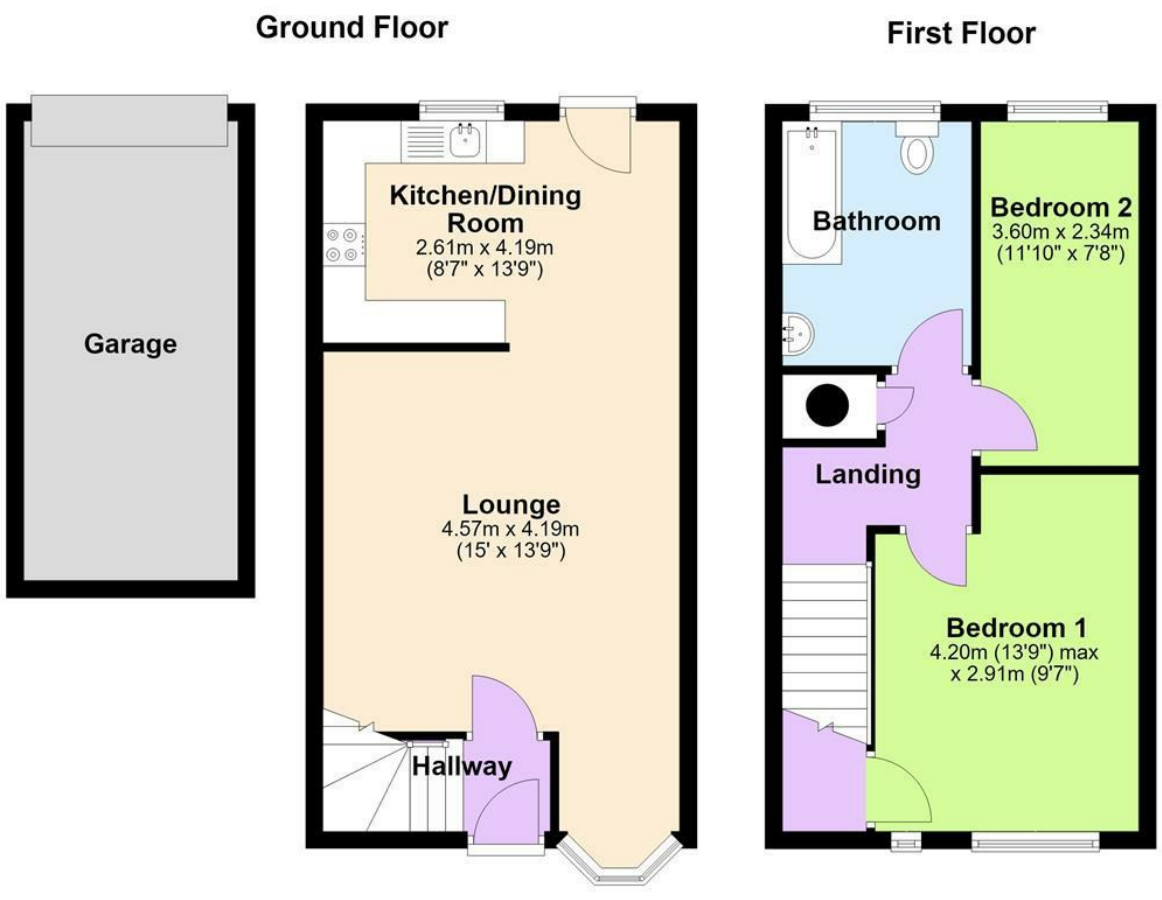


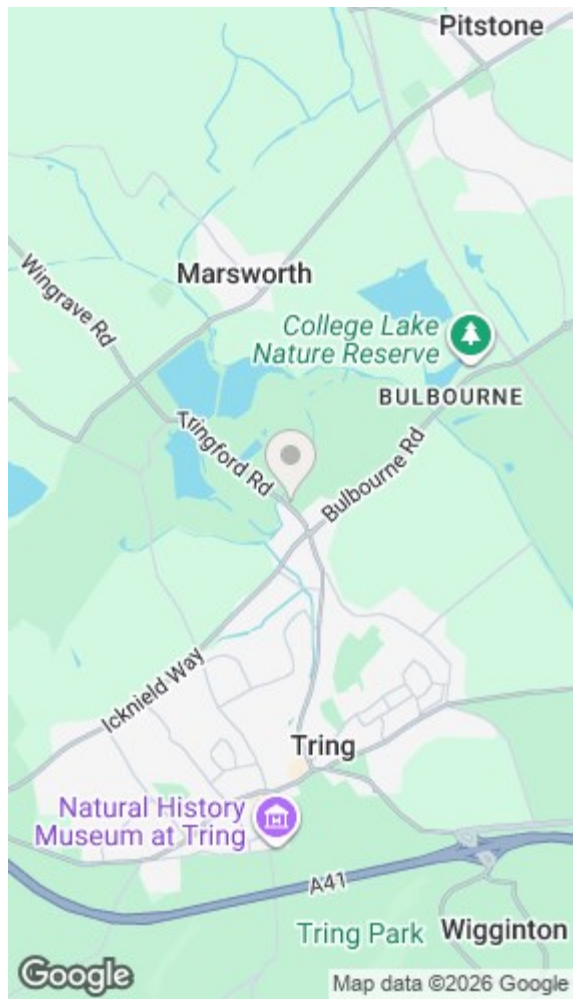


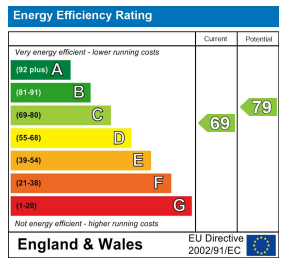


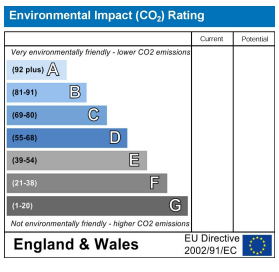


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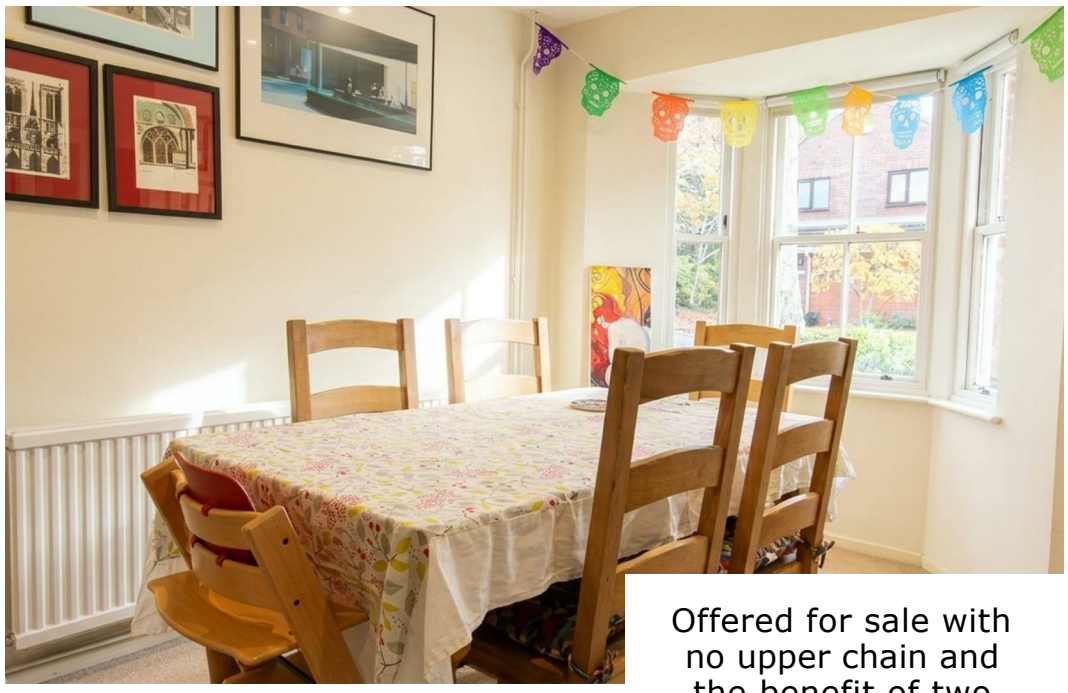


Total area: approx. 81.3 sq. metres (875.5 sq. feet)

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Offered for sale with no upper chain and the benefit of two double bedrooms and garage to the rear.





Ground Floor
The front door opens directly to the entrance hall where stairs rise to the first floor and a door opens to a lovely reception room which has a floor to ceiling bay window to the front and an archway opening to the kitchen/dining room. Fitted with a range of base and eye level units to include work top and drawers the kitchen with integrated appliances to include a gas hob with extractor over and double oven. From the kitchen there is a door and a window to the rear directly to the garden and a wall mounted gas fired boiler.

First Floor
The first floor landing has a door opening to the airing cupboard, hatch to the loft space and doors opening to both double bedrooms. The principal bedroom, positioned at the front of the property has two windows to the front and door opening to a deep set over-stairs storage cupboard. The second bedroom has a window overlooking the rear while the bathroom is fitted with a white three piece suite including a panelled bath with wall mounted independently operated shower unit and screen over.

The Outside
To the front of the property is an open plan garden space laid to lawn with a pathway leading to the front door. Planning has been approved to create a driveway and the kerb has already been dropped. Directly to the rear of the property is a flagstone patio area leading to two raised timber decks. The garden is mainly laid to lawn and fully enclosed by fencing with gated access to the rear where the single garage with metal up and over door is positioned.

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. On your doorstep there are excellent paths for walking, running, cycling and riding including the Grand Union Canal, The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape.

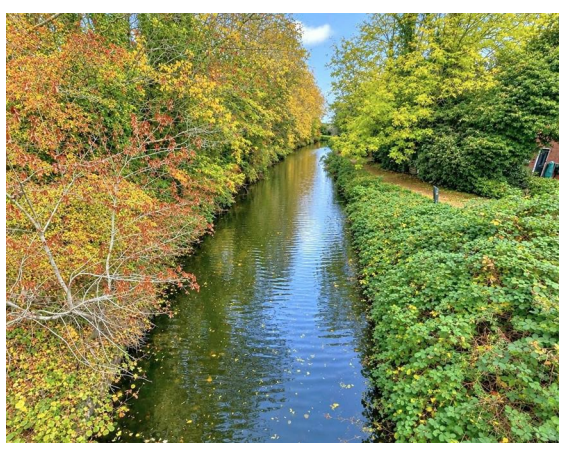
Education In The Area
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Dundale primary and junior school, Grove Road primary and junior school and Tring School (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 note that on occasion we may use AI to enhance our photography.
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 should an offer be accepted. The charge for this is £75 plus VAT per person.
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