

Tring, Wendover,  
Aylesbury & Villages:  
01442 828 222  
Berkhamsted Select  
& Country Homes:  
01442 879 996  
Property  
Management  
01442 822 210  
Kings Langley, Abbots  
Langley & Watford:  
01923 270 666

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

## PRICE GUIDE

£450,000

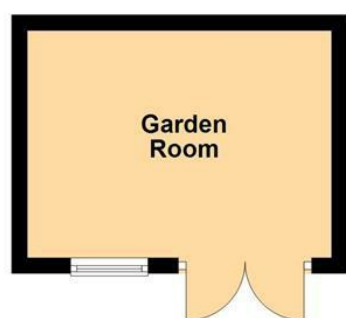
A well located modern family home which boasts not only a driveway but a garage in a block to the rear and a wonderful garden cabin. The house itself has a really good size main reception room, a refitted kitchen and ground floor cloakroom. All three beds are of excellent size and served by the bathroom with a wonderful Southerly rear garden.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

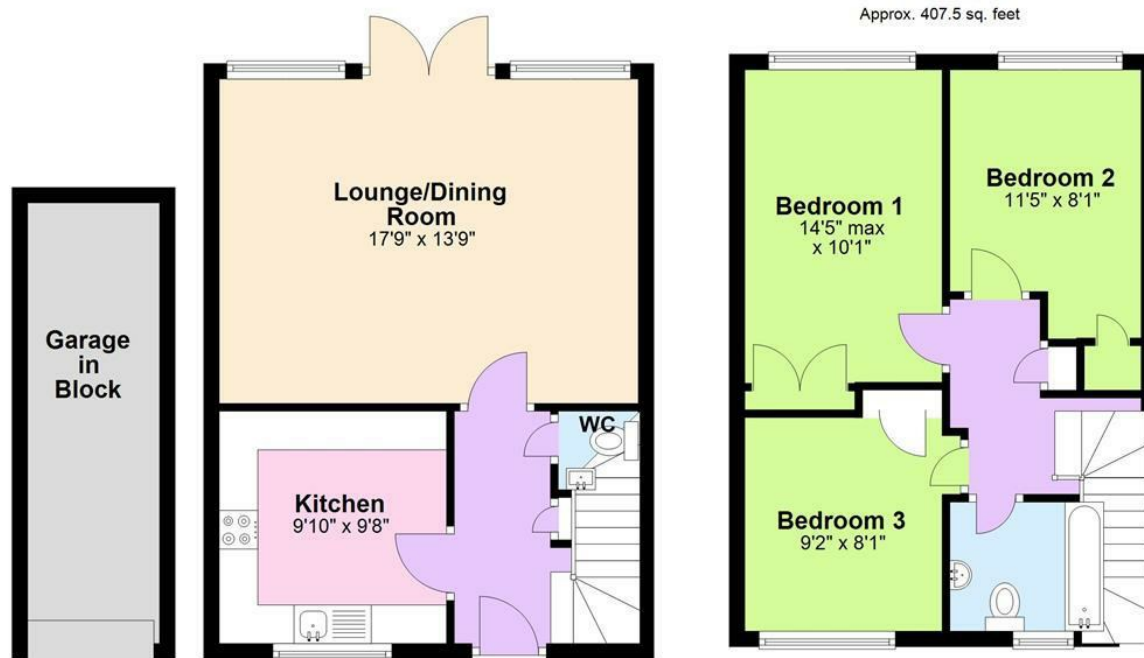
### Ground Floor

Approx. 655.9 sq. feet



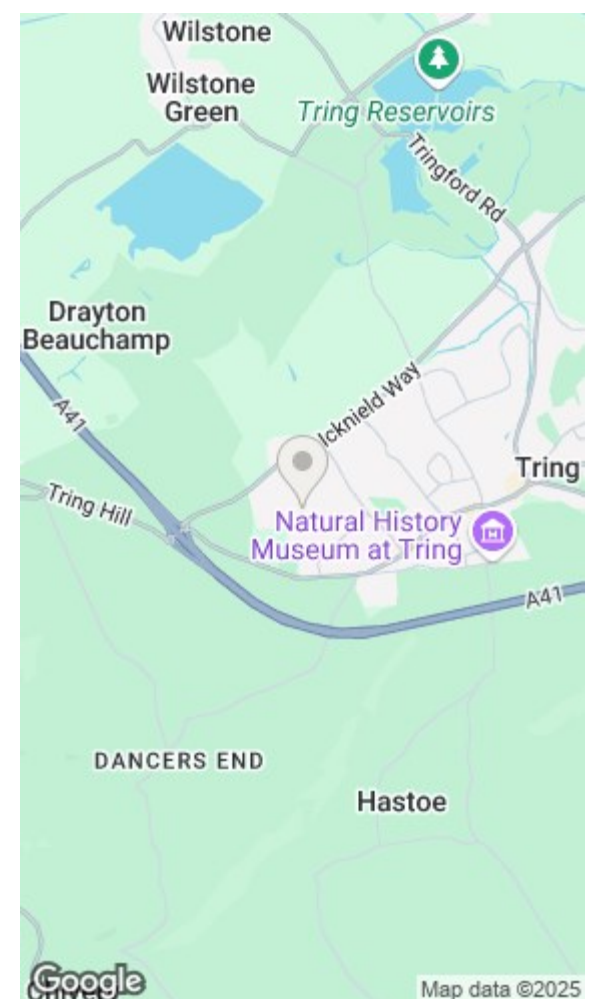
### First Floor

Approx. 407.5 sq. feet



Total area: approx. 1063.4 sq. feet

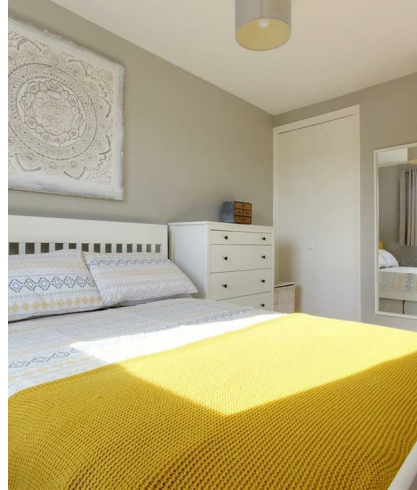
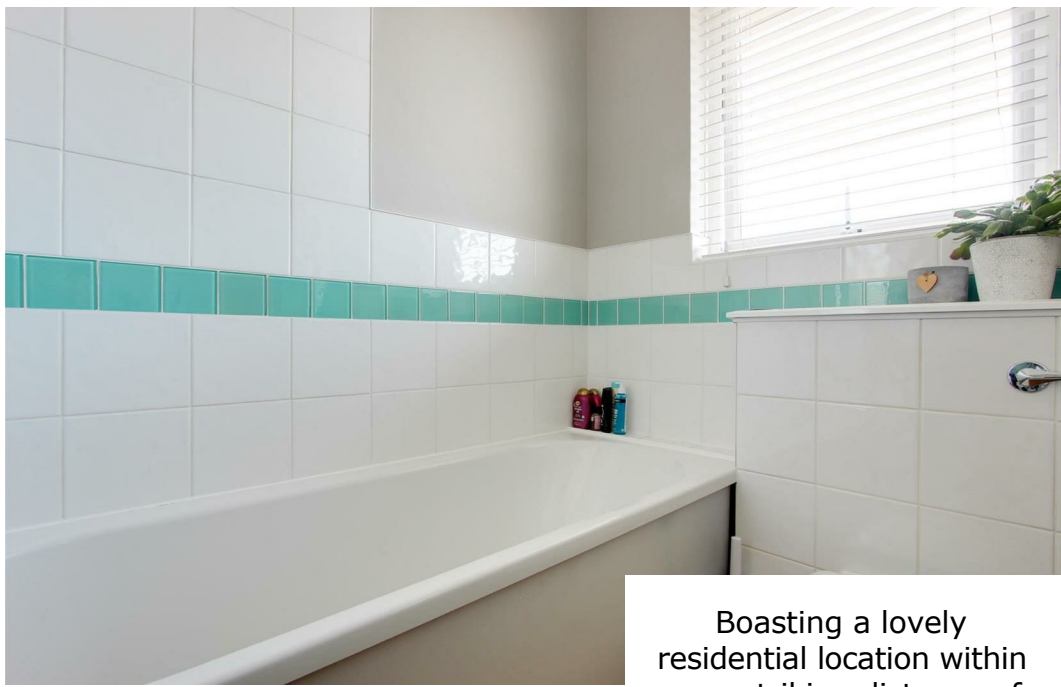
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	86		

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (Very environmentally friendly - lower CO<sub>2</sub> emissions), B, C, D, E, F, G (Not environmentally friendly - higher CO<sub>2</sub> emissions).





Boasting a lovely residential location within easy striking distance of Offsted outstanding Goldfield school.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

#### Ground Floor

The front door opens to an entrance hall which has stairs rising to the first floor and doors opening to all ground floor accommodation including the useful ground floor cloakroom which has been fitted with a white two piece suite comprising of a low level wc and wash basin. A door to the left of the entrance hall opens to the re-fitted kitchen which comprises a range of base and eye level units & drawers with work tops over and a window to the front. There is space for freestanding oven, dishwasher, washing machine and tumble dryer. At the rear of the property is a large main reception room providing ample space for both dining room table and chairs and living room sofas. There are French doors and windows to the rear affording views over the garden space.

#### First Floor

The landing area on the first floor has doors opening to all accommodation and to the main family bathroom which has been refitted with a white three piece bathroom suite. Two of the bedrooms overlook the rear with the third overlooking the front.

#### Outside

To the front of the property is driveway parking and leads to the front door. Directly to the rear of the property is a good size flagstone patio which leads to the main part of the garden which is laid to lawn. Fully enclosed by fencing there are a number of shrubs and a specimen tree to one side of the garden and a gate opening to the rear area where the garaging is located. There is a good size timber framed garden cabin towards the rear boundary.

#### 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 a variety of independent restaurants.

#### Tring Town

Situated within the Chiltern Hills, the historic market town of Tring suits families and commuters alike. It offers an extensive mix of independently run shops, cafes, bars and restaurants. With a long history in local speciality foods, you will still find the Charter Market taking place every Friday as well as a fortnightly Saturday Farmers Market. Only 6 miles away, Berkhamsted offers even further retail and leisure facilities.

Enjoy outdoor leisure in Tring Park's 264 acres of countryside, or visit the award-winning Memorial Garden, by the High Street. For sporting enthusiasts, Tring has cricket, tennis, rugby and football clubs, and swimming and sports facilities at Tring Sports Centre. The numerous nearby golf courses, including Stocks Hotel Golf & Country Club and Ashridge, Ivinghoe and Chiltern Forest Golf Clubs provide plenty of locations to improve your game. The renowned Champneys Health Resort provides a touch of pampering just minutes from home. The vast open countryside surrounding Tring includes highlights such as Tring reservoir, the Grand Union Canal, College Lake Nature Reserve and the National Trust's impressive Ashridge Estate.

#### Education In The Area

If you have children of school age, education options are plentiful. Primary establishments include Goldfield Infants and Nursery School, Grove Road and Dundale Primary Schools and Bishops Wood CoFE Junior School. Tring School offers local secondary education, while Tring Park School for the Performing Arts provides specialist education. Other offerings for children include The Tring Youth Project youth club and youth theatre group.

#### Transport Links

Tring is perfectly placed for you to experience an easy commute to Watford, Luton or London. The A41/B488 interchange lies less than half a mile from Roman Park, providing access to Aylesbury, Watford and Hemel Hempstead, which are under 7, 12 and 14 miles away respectively. The A41 also joins the M25, just over 10 miles away, connecting you to the national motorway network. Tring's mainline train station on the West Coast Main Line, 2.5 miles east of Roman Park, provides fast and frequent services into London Euston in approximately 40 minutes. A 15-minute drive to Berkhamsted train station allows you to reach London Euston or Birmingham in around half an hour. Whether for work or pleasure, London Heathrow and Luton Airports are both within 45 minutes' drive for travel further afield.

#### 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.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)