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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

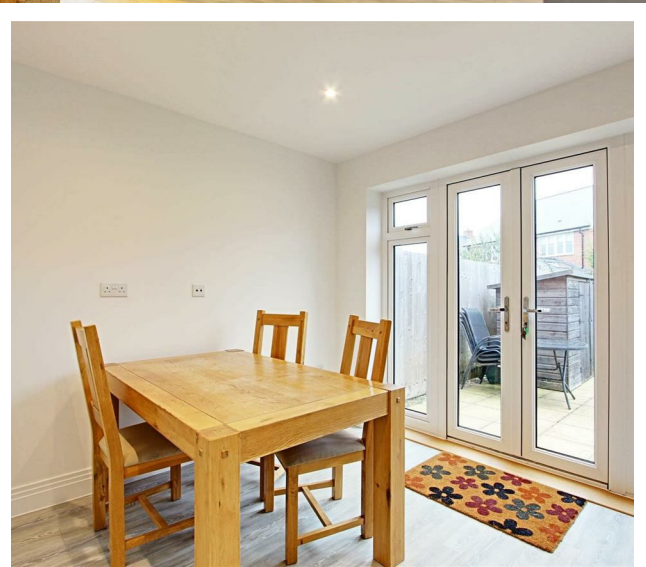
OFFERS IN EXCESS OF £500,000

# Tring

OFFERS IN EXCESS OF

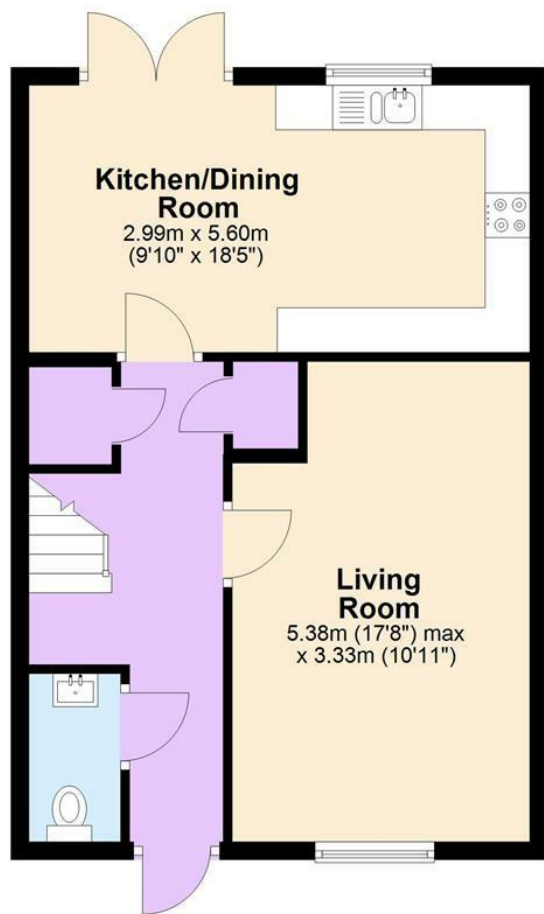
£500,000

Located in a sought after cul-de-sac position and offered for sale with the benefit of NHBC building warranty and no upper chain. A three bedroom home with a wonderful open plan kitchen/dining room and ensuite shower room to the main bedroom. Driveway parking for two cars and a Southerly facing garden.

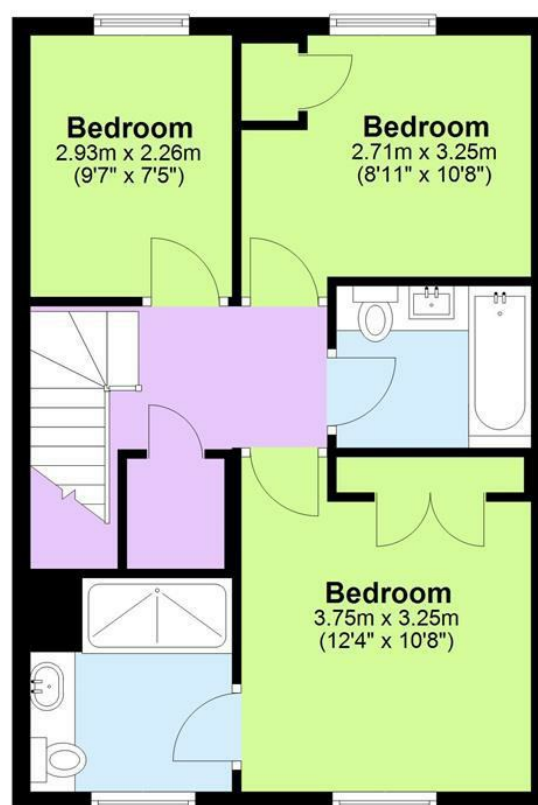


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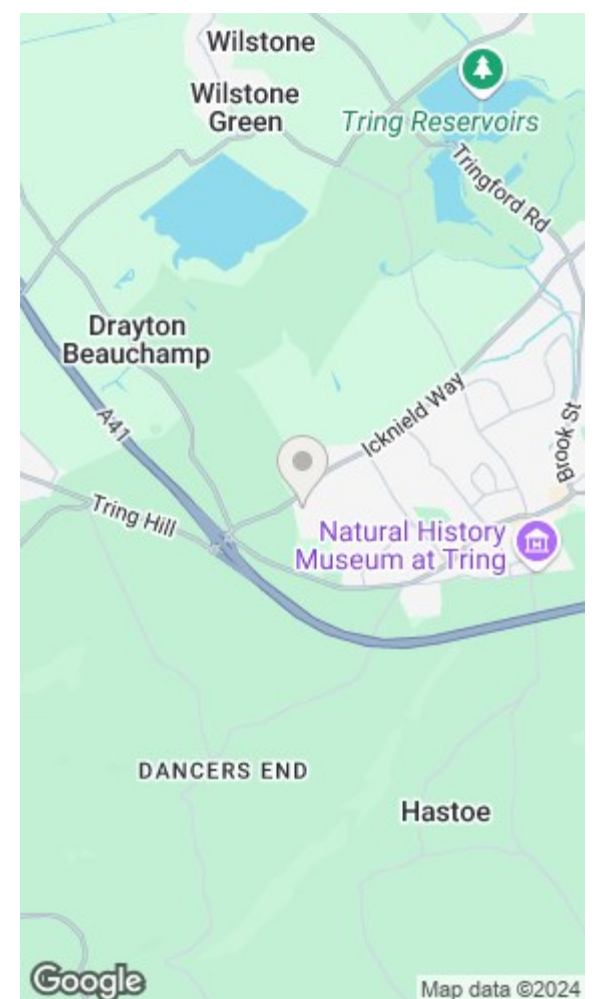
Ground Floor



First Floor



All measurements are approximate.  
Plan produced using PlanUp.



| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
| 86  | 97        |   |           |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| England & Wales   |           | England & Wales   |           |
| EU Directive 2002/91/EC   |           | EU Directive 2002/91/EC   |           |





Scope to convert the attic (STNP) and boasting a driveway for two cars to the side and Southerly rear garden.



#### Ground Floor

The front door opens to a spacious entrance hall with stairs rising to the first floor and two useful storage cupboards. From here stairs rise to the first floor landing and there are doors opening to all ground floor accommodation. On the left hand side a door opens to a useful ground floor cloakroom fitted with a white two piece suite with a frosted window to the front, while a door to the right hand side opens to a dedicated living room. Moving down the entrance hall and directly in-front of you a door opens to a splendid open plan kitchen/dining room. With French doors opening directly to the rear and a window to the rear natural light floods this space. The kitchen is fitted with a range of matt grey base and eye level units and includes a number of integrated appliances to include a dishwasher, washer/drier, fridge/freezer, oven and hob with extractor.

#### First Floor

The landing area of the first floor has a hatch opening to the attic space which has potential to convert STNP. There are doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite to include a bath with shower unit and screen over. The principal bedroom at the front of the property has a double width wardrobe and a door opening to an ensuite shower room which has a walk in double width shower cubicle. The other two bedroom at the rear of the property have lovely views over the rooftops towards the Chilterns beyond.

#### Outside

To the side of the property is a tandem driveway parking space. Directly to the rear of the property is a flagstone patio area which leads to the main portion of the garden which is laid to lawn and fully enclosed by fencing.

#### The Location

If you're dreaming of a stunning location with plenty of room to grow, you can find this and more at Roman Park, to the west of the affluent market town of Tring in West Hertfordshire. Classed as an Area of Outstanding Natural Beauty, you'll be spoiled for choice with a myriad of amenities right on your doorstep. Convenient transport links allow you to venture further afield with ease. Just outside the development there is a Children's playground and BMX track only a few mins walk from the house, perfect for young children.

#### 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.

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#### 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

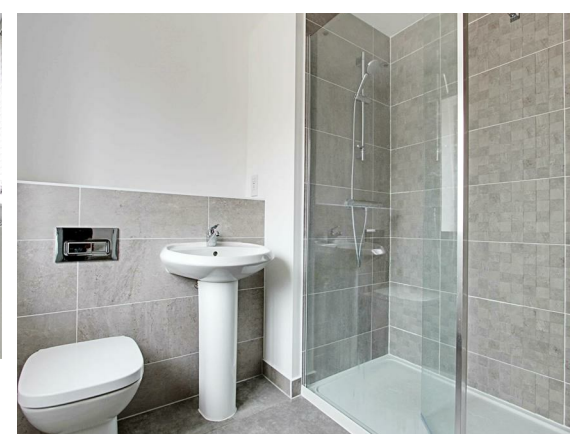
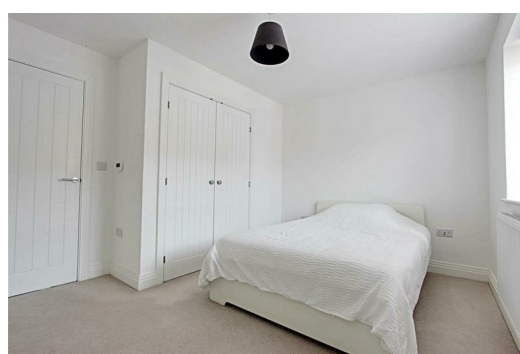
Tring is perfectly placed for you to experience an easy commute to Watford, Luton or London. The A41/B488 interchange lies less than half a mile from Roman Park, providing access to Aylesbury, Watford and Hemel Hempstead, which are under 7, 12 and 14 miles away respectively. The A41 also joins the M25, 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.



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