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# Temptation comes in many forms...



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Tring

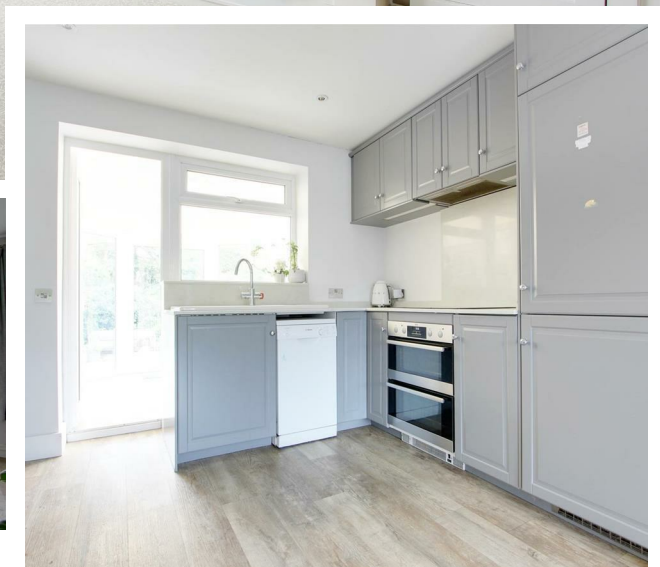
OFFERS IN EXCESS OF £550,000

# Tring

OFFERS IN EXCESS OF

£550,000

An ideally positioned semi detached home which has been refurbished by the current owners yet still retains excellent scope for extension to the side and rear (STNP) and within a peaceful cul-de-sac setting close to the high street and Goldfield Road school.



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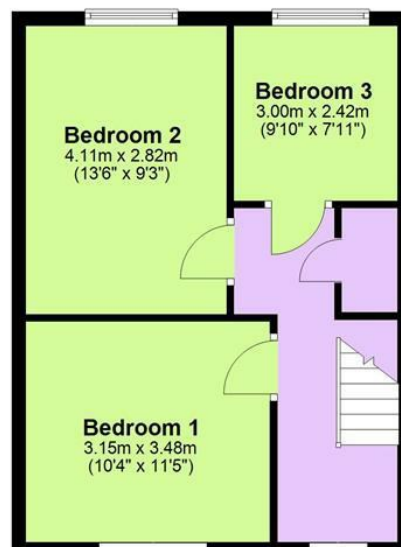
## Ground Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



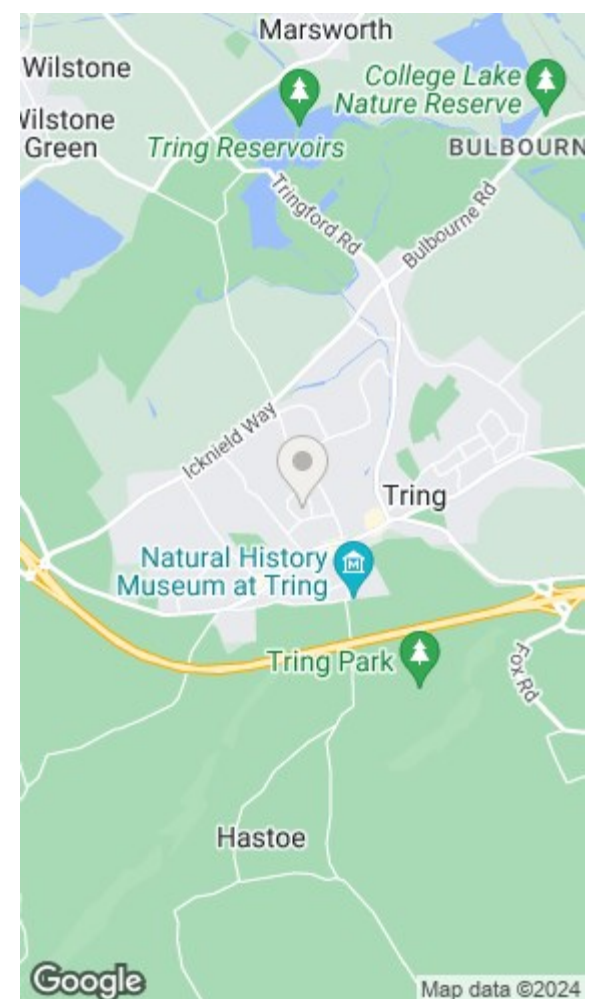
## First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 96.7 sq. metres (1041.2 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
54	81		

England & Wales EU Directive 2002/91/EC





A chance to purchase a prime family home in a cul-de-sac yet a stones throw from all the amenities Tring has to offer.



#### Ground Floor

The principal reception room has a window overlooking the front of the property and has a feature fireplace and bespoke media unit to one wall which incorporates a space for freestanding TV unit with several cabinets under and shelving over. There are a number of LED lights to give this space a real atmosphere for movie nights! From the main reception room you seamlessly move through to the kitchen area which is fitted with a range of base and eye level units with a range of integrated AEG appliances, a window to the rear and space for a breakfast table and chairs. From here a door opens to a useful conservatory which could easily be used as a dedicated dining area with windows to both side elevations and French doors opening to the rear garden. An inner hallway has stairs rising to the first floor and a door opening to the bathroom which include a free standing claw foot Burlington bath with rainwater shower unit and screen over.

#### First Floor

The landing area on the first floor is of an impressive size and several similar properties have used this space to add a second bath/shower room to this level. A window to the front allows natural light to flood this space while there is a hatch opening to the attic space. Doors open to all three of the well proportioned bedrooms with two overlooking the front and one overlooking the rear.

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#### Outside

The front of the property has a driveway which had gated access to the side of the property leading to a further driveway area and to the detached brick built garage. There is a garden area at the front of the property which is laid to lawn with a herbaceous border directly to the front of the property and to the front boundary of the garden. The rear garden has a sandstone patio area directly to the rear of the property leading to the main garden area which is laid to lawn with a secondary patio area in one corner to capture the setting sun in the evenings.

#### The Location

This location is extremely popular with families being so close to the High Street where there is an abundance of shops and restaurants. The Ofsted Outstanding Infant and Nursery School (Goldfield), as well as the Primary School (Bishops Wood) are within a few minutes walk away, with Tring Secondary School a little further away but still comfortable walking distance.

#### Potential To Extend

So many of the neighbouring properties have been extended to create much larger homes and it's rare to find one such as this that offers so much potential if required. Plans have been approved by the local council for a two storey front extension and a single storey rear extension, however this permission expired in December 2022 (Plans can be viewed on Dacorum Borough Councils planning website REF - 19/02667/FHA)



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