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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 £1,000,000

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OFFERS IN EXCESS OF

£1,000,000

Boasting a large corner plot with gardens to the side and rear and positioned a short walk from the High Street of Tring. A wonderful detached family home offered for sale in excellent decorative order with four double bedrooms, three bathrooms (including en-suite to the main) and 'eat-in' kitchen/ breakfast room.



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## Christchurch Road, Tring, HP23

Approximate Area = 1725 sq ft / 160.2 sq m

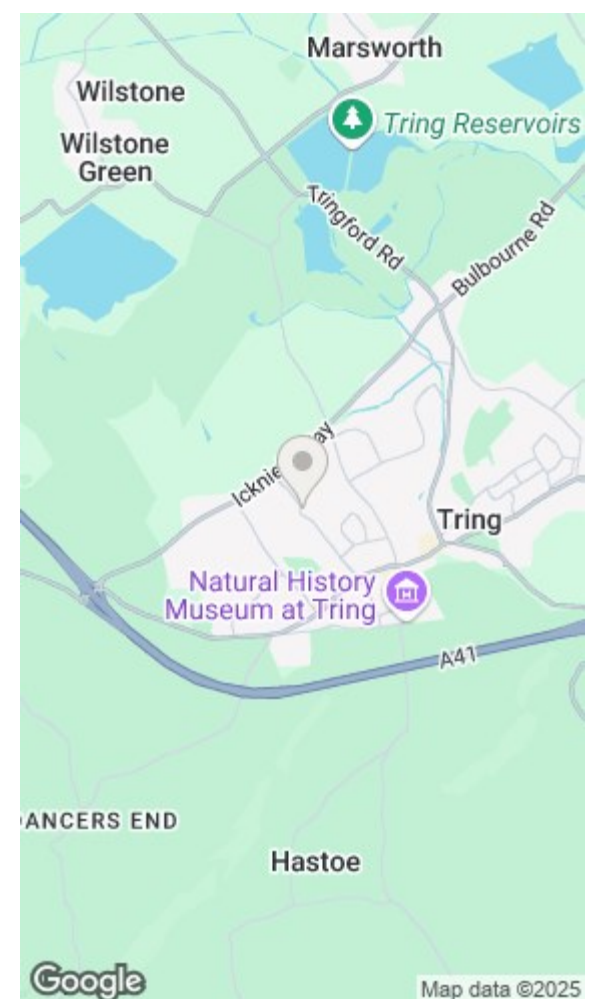
Garage = 424 sq ft / 39.4 sq m

Total = 2149 sq ft / 199.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Sterling Homes. REF: 1263950



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	85		

Energy Efficiency Rating: 69 (Current), 85 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential)

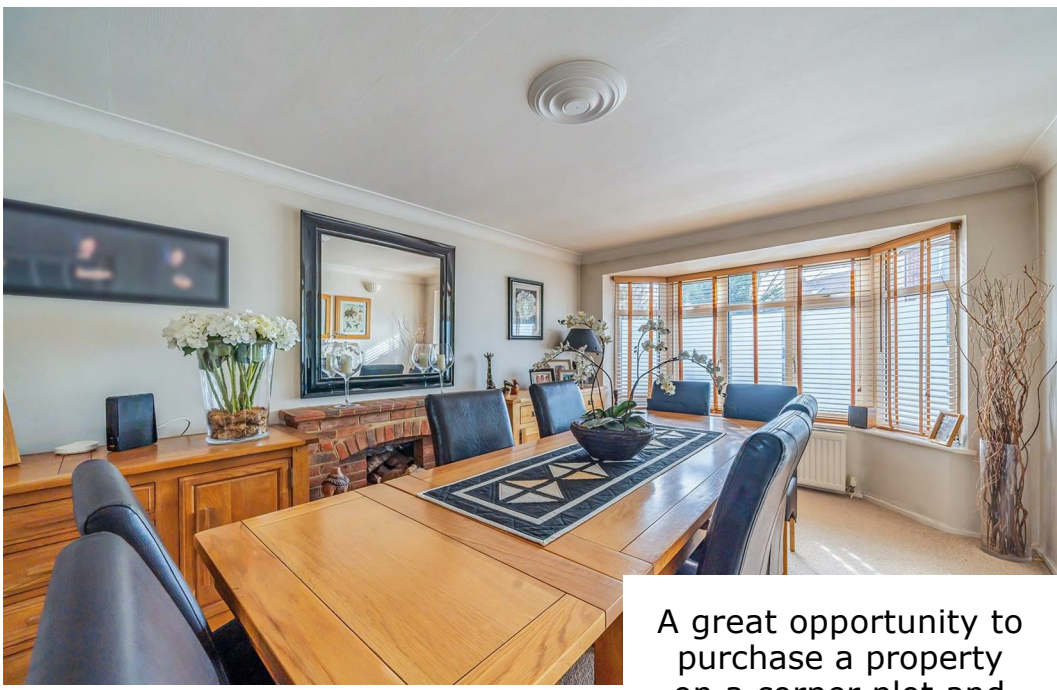
England & Wales EU Directive 2002/91/EC



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A great opportunity to purchase a property on a corner plot and therefore excellent scope to extend STNP.



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#### Ground Floor

A useful entrance porch has a door opening to the reception hallway where the ground floor cloakroom is positioned. From here stairs with walk in storage cupboard under, rise to the first floor. Doors open to the two principal reception rooms. Both reception rooms has bay windows to the front and feature fireplace. The dining room opens directly to the kitchen/breakfast room which is fitted with a comprehensive range of base and eye level units with granite effect worktops and breakfast bar over. Double doors from here open to the rear garden and a door opens to a dedicated utility room which has a door opening to the garden, a window to the rear and a door opening to a useful ground floor shower room.

#### First Floor

The first floor landing has doors opening to the first floor bedrooms all four of which are doubles in proportions. There is a luxuriously appointed family bathroom and the principal bedroom boasts an ensuite shower room and a host of fitted mirror fronted wardrobes extending the full width of one wall and providing ample hanging and storage space.

#### Outside

The property has the advantage of a coachman's in and out driveway to the front and ample driveway parking space along with a double garage with pedestrian door opening to the rear garden. There is a gate to the side which opens to the side garden. The gardens boast two raised timber decked areas directly to the rear and side of the property while the main area of the garden is laid to lawn. The garden benefits from a number of mature beds and borders along with hedging to several of the boundaries which are enclosed by fencing.

#### The Location

Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit. The property is 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. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The property is ideally placed to take advantage of all that the countryside around Tring has to offer.

#### 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), and Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

#### 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.

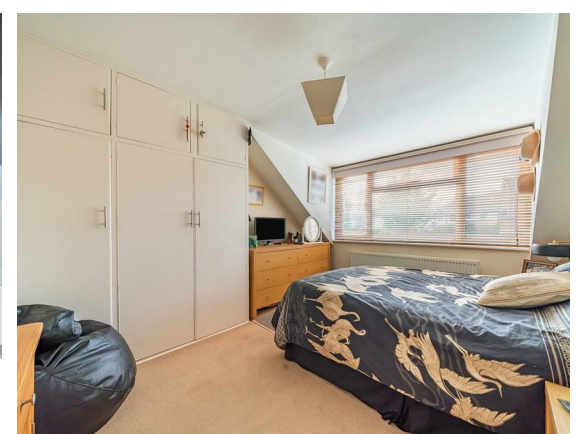
#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please 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 unless we are in receipt of all the above outlined information.



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