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Tring
PRICE GUIDE
£900,000

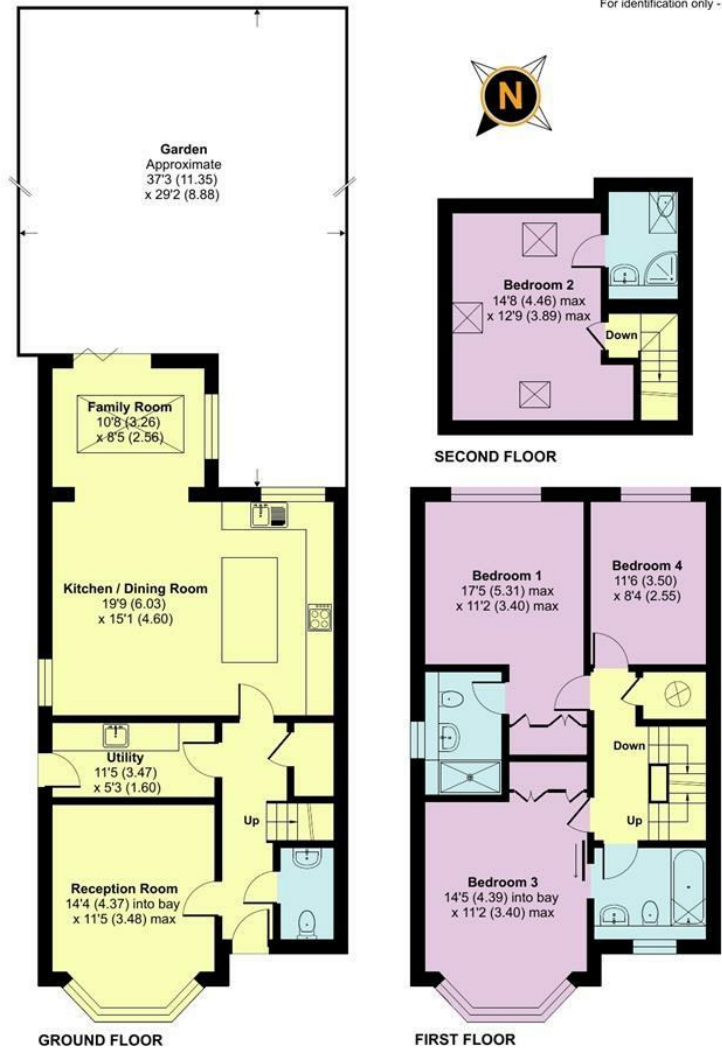
Offered to the market having been sympathetically extended to the rear and into the attic space to now offer spacious and flexible accommodation to include four double bedrooms, three bathrooms and large open plan 'L' shaped kitchen/dining/family room in addition to a separate living room and utility room with side access.



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Mortimer Hill, Tring, HP23

Approximate Area = 1649 sq ft / 153.1 sq m
For identification only - Not to scale



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





Ideally positioned for easy striking distance to the town centre and local schools.



Ground Floor

The front door opens to a reception hallway which has doors opening to the ground floor accommodation. Dominating the whole rear of the property is a stunning 'L' shaped open plan kitchen/dining/family room with doors opening directly to the Southerly facing garden. The kitchen has been refitted with a high quality range of base and eye level units to include a central island and a number of high specification integrated appliances. There is a dedicated space for a full size dining table and chairs and at the rear section of this space is a family room. In addition to the wonderful open plan kitchen area there is also a dedicated living room at the front with bay window. A separate utility room with door opening to the side and cloakroom complete the ground floor.

First Floor

Moving to the first floor landing doors open to the first floor accommodation and stairs ascend to the second floor. At this level there are three double bedrooms with the main bedroom benefitting from an ensuite bathroom and fitted wardrobes. Bedroom two also has the benefit of direct access to the main family bathroom which also has a second door back to the landing space. The third bedroom at this level overlooks the rear.

Second Floor

The second floor landing has a door opening to the fourth double bedroom which has a number of Velux windows providing ample natural light and a door opening to an ensuite shower room. There is lots of eaves storage at this level.

Outside

There is a wrought iron gate opening to a pretty garden area at the front of the property which is mainly laid to lawn with a number of shrubs and borders. A flagstone pathway leads to the front door and to the side pedestrian gate which leads to the side of the property where there is a door opening to the utility room and continuing to the rear garden. Southerly facing in aspect the rear garden is mainly laid to lawn with patio area, timber framed garden shed. A gate from the rear garden leads to the driveway at the rear where there is parking for two cars.

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. 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 Castle on Park Road is ideally placed to take advantage of all the countryside Tring has to offer.

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Local Facilities

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), 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. 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. 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.

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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