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# Temptation comes in many forms...



Tring

PRICE GUIDE £550,000

# Tring

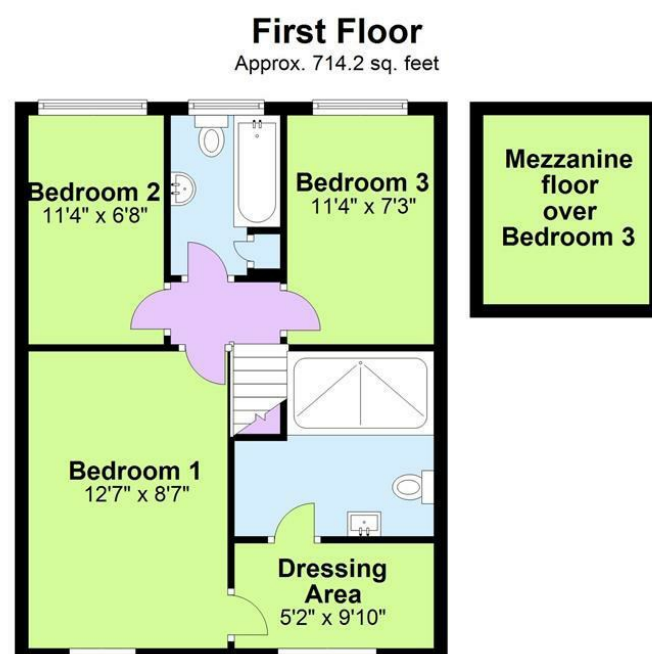
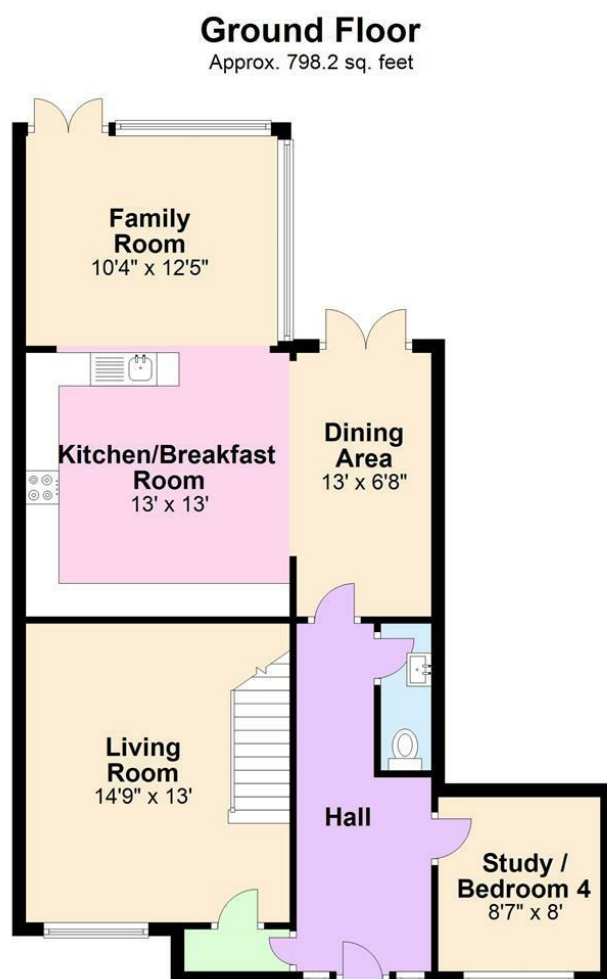
## PRICE GUIDE

£550,000

Having been extended to now provide approximately 1500 sq ft of accommodation including a wonderful open plan kitchen/dining/family room and a flexible layout over two floors to include three double bedrooms with a useful mezzanine area over bedroom three and main bedroom with dressing room and ensuite bathroom. Internal inspection essential.

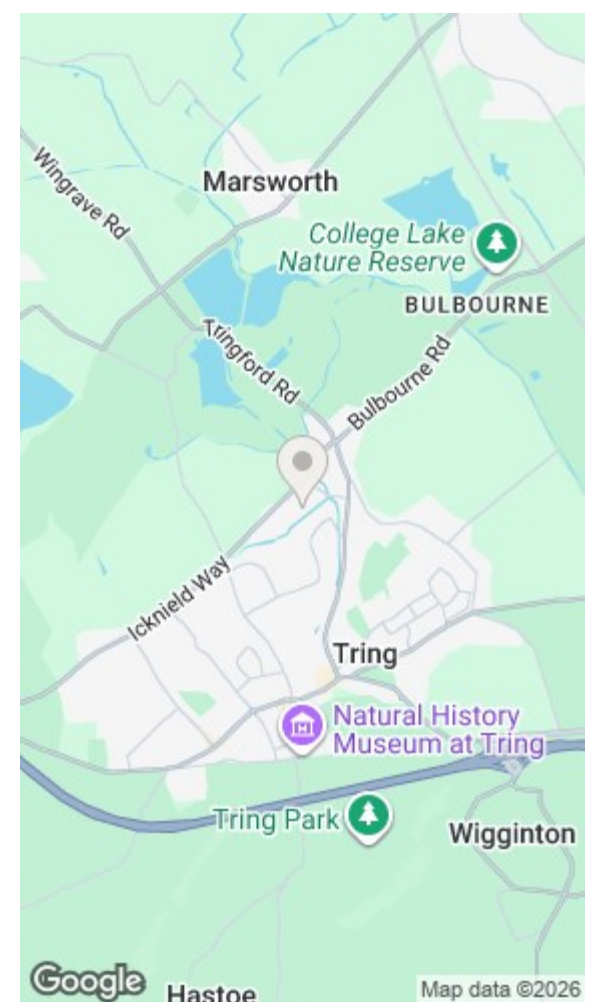


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Total area: approx. 1512.4 sq. feet

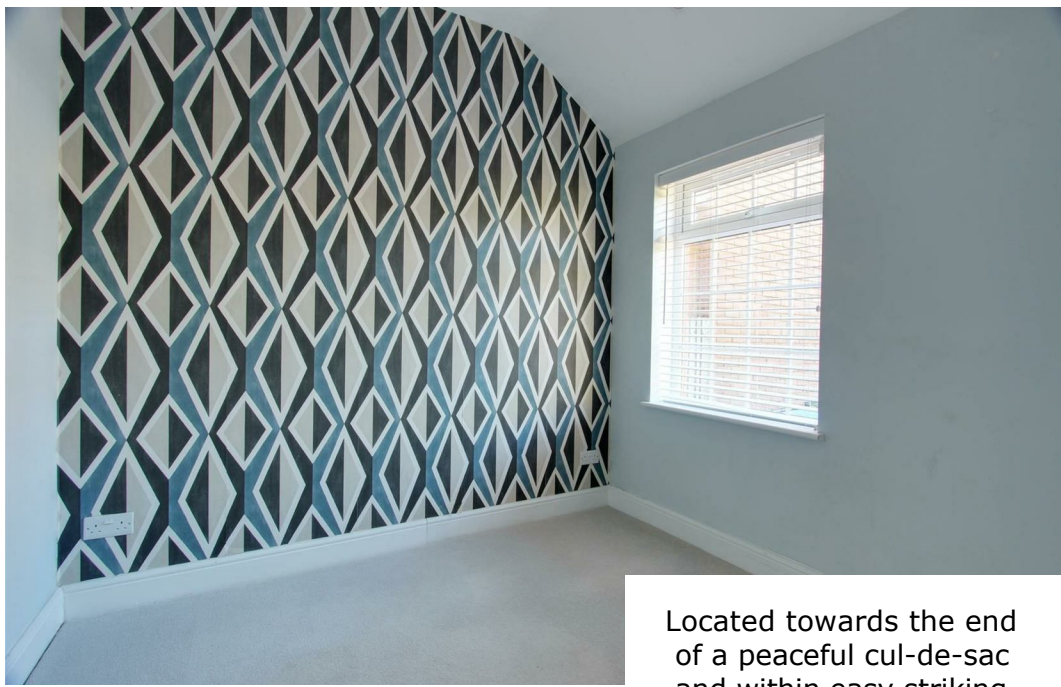
All measurements are approximate.  
Plan produced using PlanUp.



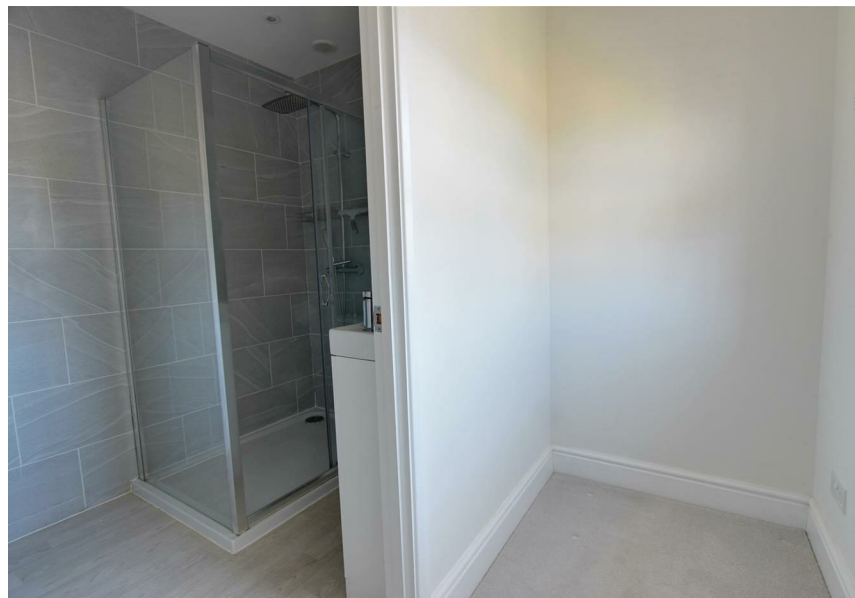
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	80		

Energy Efficiency Rating: A (92 plus), 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: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).





Located towards the end of a peaceful cul-de-sac and within easy striking distance of both the town centre and countryside.



#### Ground Floor

A spacious entrance hallway welcomes you into the property with a door opening to a useful lobby room to the left hand side and a door opening to the study on the right hand side. To your left is a living room which overlooks the front garden and has stairs ascending to the first floor landing. Directly ahead of you from the entrance hall is without a doubt the main feature of this family home - a stunning open plan kitchen/dining/family room. With two sets of French doors opening to the rear garden and windows to two aspects. The kitchen area has been comprehensively fitted with a range of base and eye level units with a range of integrated appliances to include double oven, hob with extractor, dishwasher and fridge/freezer. The kitchen also features a breakfast bar along with a dedicated family space and dedicated dining area. A cloakroom fitted with a white two piece suite completes the ground floor.

#### First Floor

The landing area of the first floor has doors opening to the three bedrooms. The master bedroom features a separate dressing area and a large ensuite bathroom. The third bedroom has a wonderful feature of a mezzanine floor. A family bathroom finishes off the first floor, while there remains excellent potential to convert the attic space.

#### Outside

To the front of the property is a driveway with path leading to the front door. A well presented garden area, laid to lawn and bordered with various shrubs and plantings. The rear garden is made for entertaining with a large raised timber deck to one corner ideal for al fresco dining with family and friends in the summer months. There is a second raised deck directly to the rear of the property where the dining room French doors open. The remaining garden area is laid to lawn and fully enclosed with fencing.

#### The Location

The property is situated only a short walk from the centre of Tring town, 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.

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#### Commuting

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.

#### Local Schooling

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.

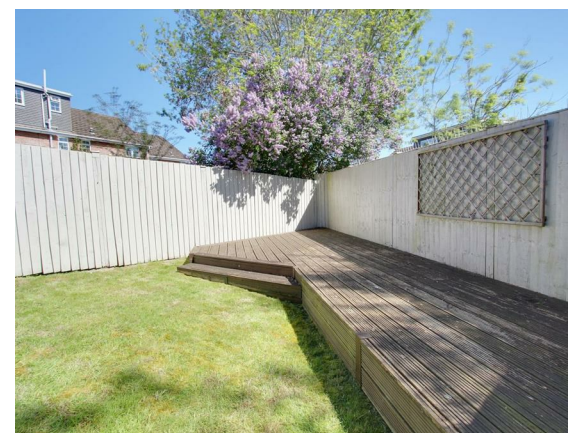
#### Out & About

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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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