

01923 270 666  
Kings Langley, Abbots  
Langley & Watford:

01442 822 210  
Property  
Management

01442 879 996  
& Country Homes:  
Berkhamsted Select

01442 828 222  
Tring, Wendover,  
Aylesbury & Villages:

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...

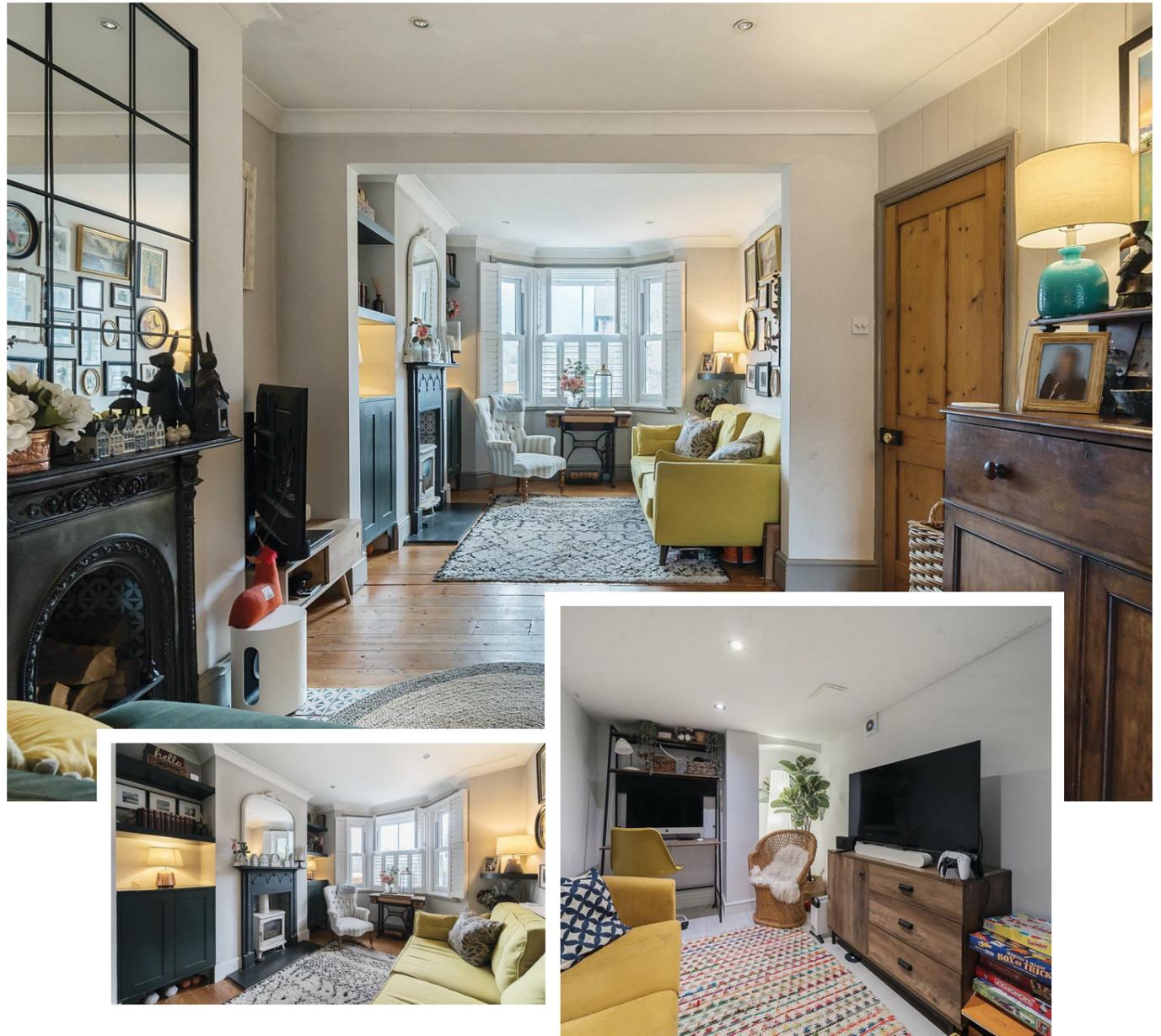


# Tring

OFFERS IN EXCESS OF

£700,000

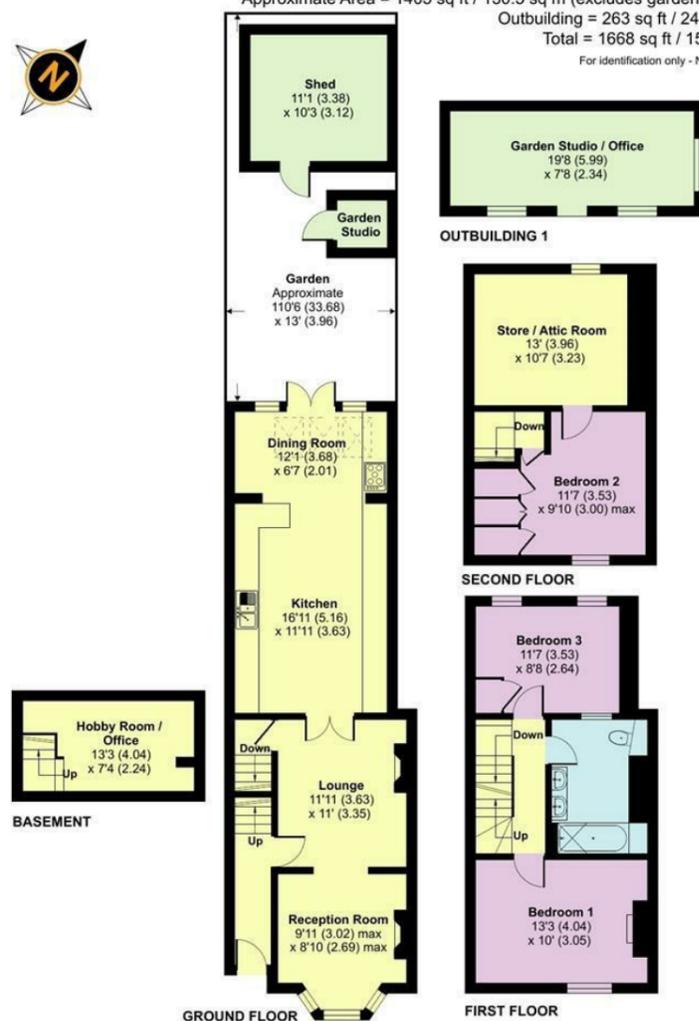
Located on a sought after residential road in the heart of Tring and offered for sale in excellent decorative order throughout also boasting a garden to the rear. Boasting a wealth of character features there is a stunning eat in living room, three double bedrooms and three reception spaces!



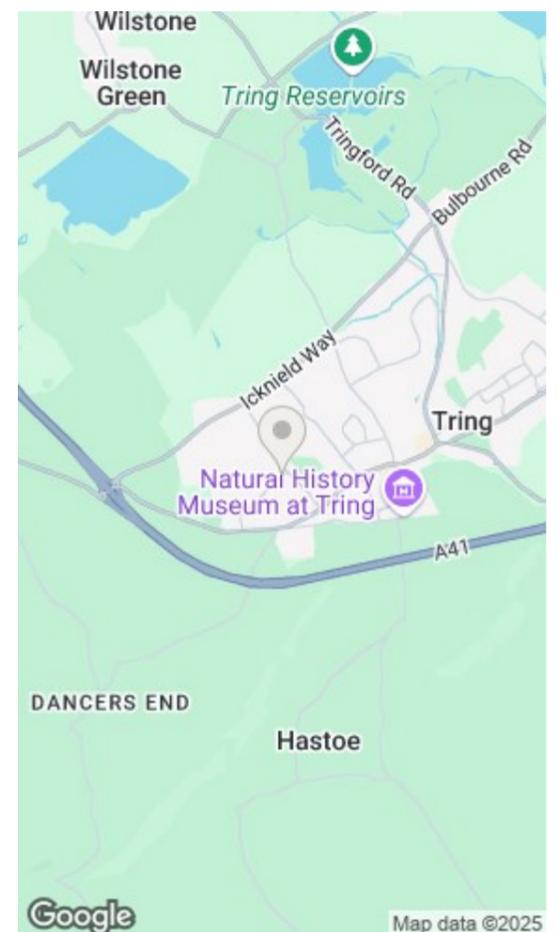
[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

## Longfield Road, Tring, HP23

Approximate Area = 1405 sq ft / 130.5 sq m (excludes garden studio)  
 Outbuilding = 263 sq ft / 24.4 sq m  
 Total = 1668 sq ft / 155 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: 1226006



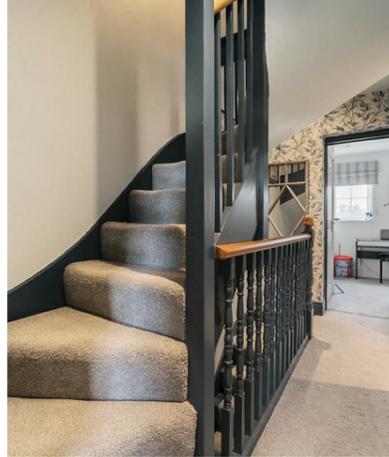
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	78		

Energy Efficiency Rating: 60 (Current), 78 (Potential)

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

England & Wales EU Directive 2002/91/EC





A simply stunning period home in central Tring and within catchment for Goldfield Ofsted outstanding infant school!!



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

#### Ground Floor

The front door opens to the entrance hall which has stairs rising to the first floor and a door opening to the principal reception space which includes a bay window to the front with fitted shutters and a chimney with a recessed cast iron wood burning stove with shelving to either side. Within the main reception there is solid wood stripped floorboard and a second chimney breast with a feature open grate fireplace. From here double doors open to a magnificent 'eat-in' kitchen/dining room which boasts a part vaulted ceiling with three Velux windows and French doors opening to the rear garden and allowing natural light to flood this space. There is a feature exposed brickwork wall to the dining area while the kitchen space has been fitted with a range of shaker style base and eye level units with quartz worktops and a range of appliances.

#### Lower Ground Floor

Stairs from the principal reception room descend to the lower ground floor which the current sellers use as a playroom but could easily be an occasional bedroom, gym or home office.

#### First Floor

The first floor landing has doors opening to bedrooms one and three which are both of excellent double proportions. Bedroom three has the advantage of two windows to the rear with panoramic views over the rear garden while bedroom one has a window to the front and a feature fireplace. Off the first floor landing is also the luxuriously appointed family bathroom which has a feature exposed brickwork wall with cast iron fireplace surround inset and is fitted with a stunning three piece suite to include a bath with wall mounted shower unit and screen over, his and hers bowl style wash basins with vanity unit under and a low level wc.

#### Second Floor

Stairs from the first floor landing rise to a second floor landing which has a door opening to bedroom two which has a window to the front with wonderful views over the rooftops and towards the Chilterns beyond. This room has a range of fitted wardrobes to one wall with ample hanging and storage space and a door opening to a secret room with a window to the rear.

#### Outside

A low level brick wall has a gate opening to tiled steps leading to the front door. The front garden space is laid to flagstones and currently houses a useful freestanding timber framed bin storage and storage shed. Directly to the rear of the house is a flagstone patio area which leads to the main part of the garden which is laid to lawn with stepping stones leading to the rear section where there are raised beds to one side, an area laid to shingle the other side and a flatsone pathway leading to the rear boundary which the fully insulated garden cabin is located with power, light and excellent internet access making the ideal home office. The garden is fully enclosed by a range of fencing and benefits from a Westerly facing aspect.

#### 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.

#### 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 within a short walk of the property). 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.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)