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Temptation comes in many forms...



Tring
£385,000

Tring

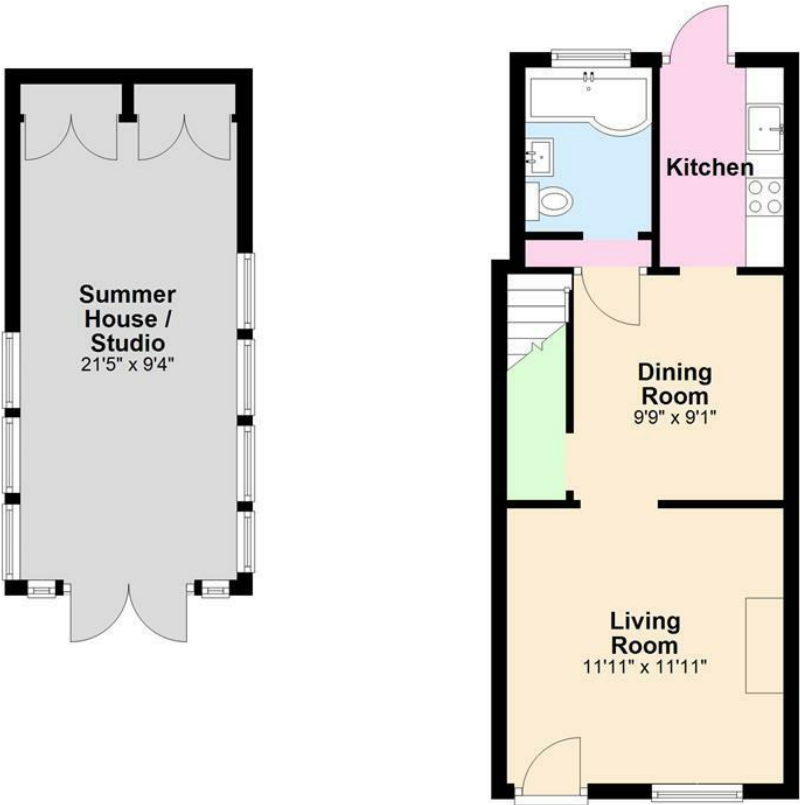
£385,000

A delightful period cottage on the outskirts of the town centre boasting two separate reception rooms, two double bedrooms and good size rear garden with large timber framed cabin ideal for a home office, treatment room or gym! Early enquiries highly recommended.

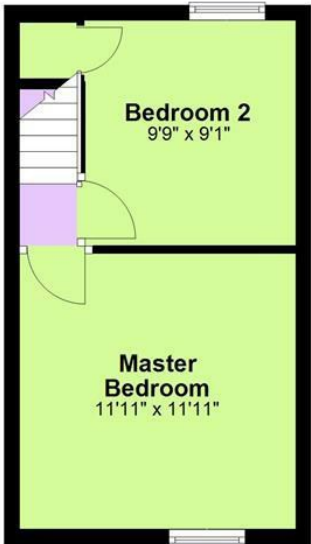


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Ground Floor



First Floor



Total area: approx. 821.6 sq. feet
All measurements are approximate.
Plan produced using PlanUp.



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		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(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		





A wonderful period cottage in a well regarded location with the benefit of a 21ft timber framed garden cabin!



Ground Floor
There are two main reception rooms to the ground floor with the living room over looking the front of the property with solid wood floorboards to the floor and a reclaimed feature fireplace with decorative surround. The dining room is ideally positioned being directly next to the galley kitchen which is fitted with a range of base and eye level units with door with glass insert opening to the rear garden and roof lantern. A door opens to a useful utility space where there is space and plumbing for both an automatic washing machine and tumble dryer. From here you enter the bathroom which has been fitted with a white three piece suite to include 'L' shaped bath with wall mounted shower unit, floating effect wash basin with vanity unit under and low level WC.

First Floor
The first floor landing has doors opening to both double bedrooms and exposed brick and timbers to one wall with bookcase over. The main bedroom has a window to the front and stripped wooden floorboards. The second bedroom overlooks the rear garden and has an over the stairs storage cupboard.

Outside
A low level retaining brick wall at the front of the garden area has steps leading to the front door with an area laid to shingle and a mature hedge. Directly to the rear of the house is a good size flagstone patio area which has steps leading up to the main part of the garden which is laid to artificial grass. Beyond here a low level fence with gate opening to an area laid to lawn which, in turn, leads to an extensive raised timber deck where there is a large cabin with power and light.

The Location
Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities. Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including Costa and a variety of independent restaurants.

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Nearby Facilities
The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose, Gails Bakery, Fat Face and a whole host of independent restaurants and wine bars. Buckinghamshire's County Town, Aylesbury, is around 8 miles and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

Transport Link
London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular and direct train services to London Euston and Shepherd's Bush in a little over 40 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

Agents Information For Buyers
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:
1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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