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# Temptation comes in many forms...



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Tring

ASKING PRICE £699,950

# Tring

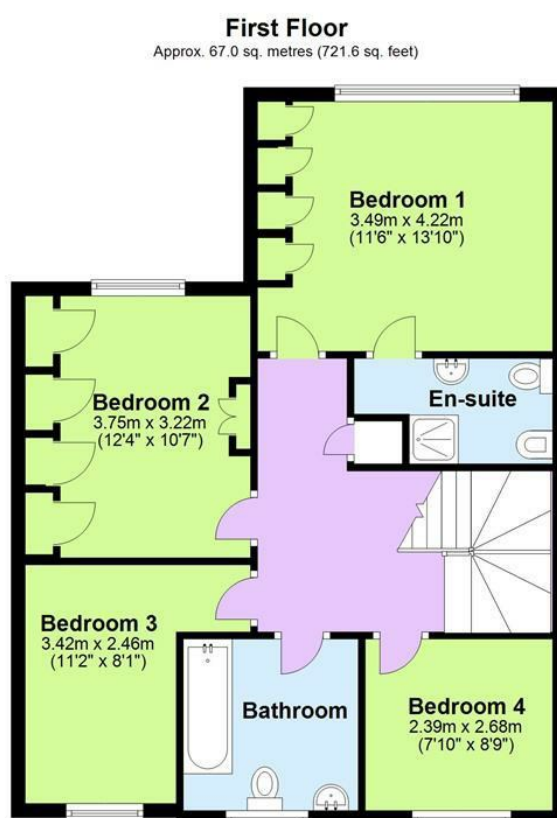
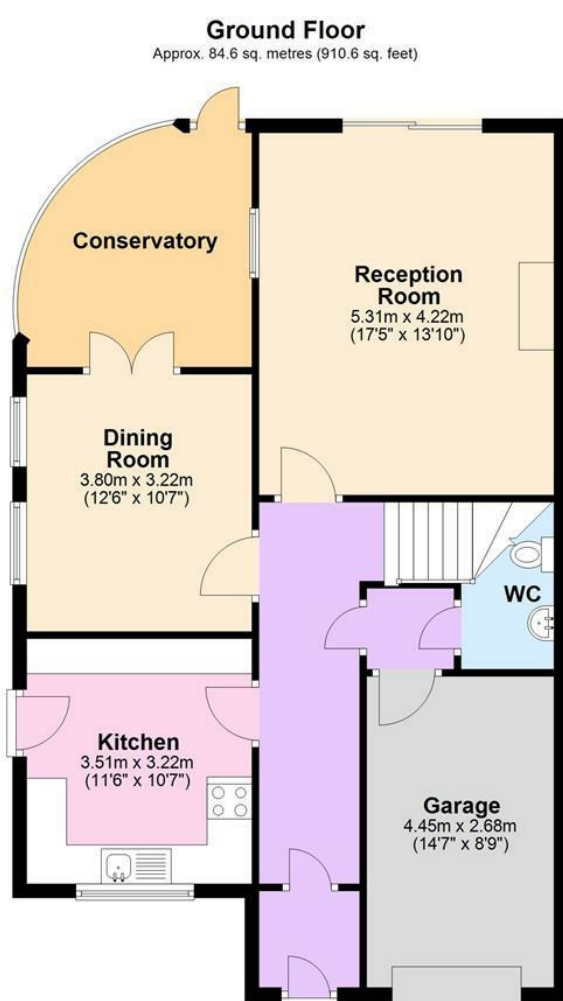
ASKING PRICE

£699,950

Located in a mature and sought after residential road and within the Ofsted outstanding 'Goldfield' primary school catchment. A four bedroom, two bathroom detached home with three reception rooms and good size Southerly facing garden.

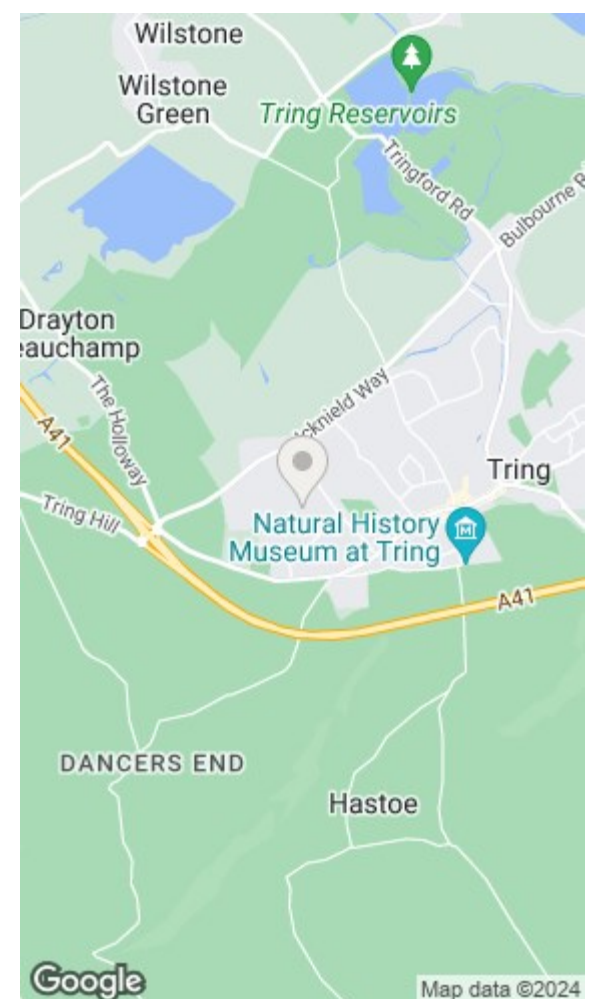


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Total area: approx. 151.6 sq. metres (1632.2 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	81		

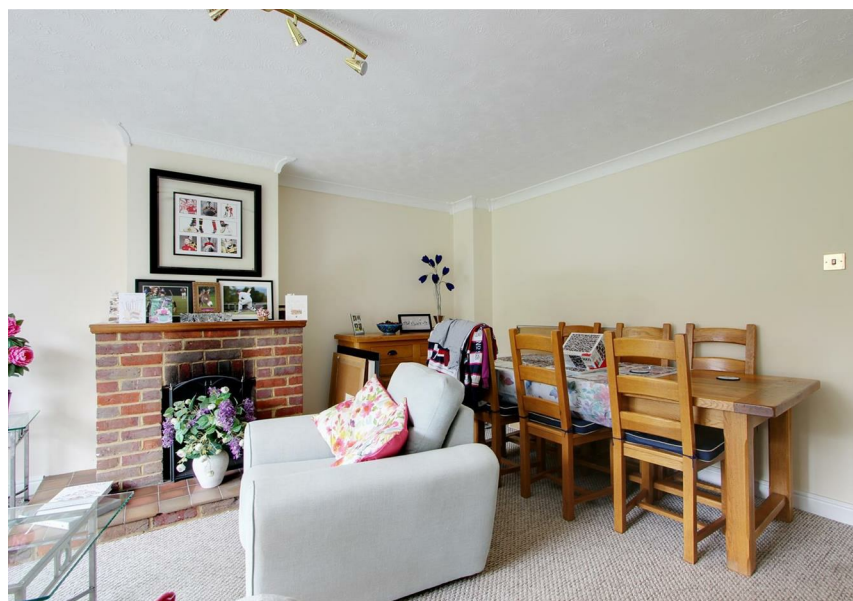
Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC





A rarely available detached family home in a prime residential location.



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#### Ground Floor

The entrance porch opens directly to an inner hallway which has stairs rising to the first floor with a cloak cupboard and ground floor cloakroom underneath. The kitchen overlooks the front of the property and is fitted with a range of base and eye level units with door opening to the side. There is a dedicated dining room which could be knocked through to the kitchen to create a modern open plan kitchen/dining room. The principal reception room is positioned at the back of the property with sliding patio doors opening to the rear garden and a separate conservatory which interlinks the dining room.

#### First Floor

A spacious first floor landing space has doors opening to all four exceptionally sized bedrooms and to the family bathroom which is fitted with a three piece suite. The main bedroom which is positioned at the rear of the property also boasts an ensuite shower room.

#### The Outside

A low level brick wall with opening to the driveway encloses the front of the property and leads to a single garage with up and over door. Dedicated 7KW charging point. A pedestrian gate to the side leads to the rear garden which boasts a Southerly aspect and is mainly laid to lawn with mature beds and borders to both side boundaries and to the rear. The garden is fully enclosed with a range of 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.

#### 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.



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