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# Temptation comes in many forms...



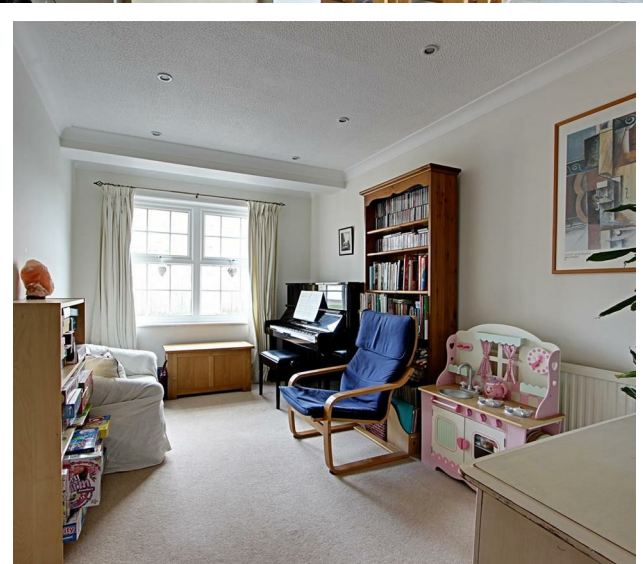
Tring  
OFFERS IN THE REGION OF £725,000

# Tring

OFFERS IN THE REGION OF

£725,000

A well presented four bedroom family home situated in a corner of this quiet cul-de-sac benefitting from an en-suite to the master bedroom, a large Kitchen/Breakfast room, private garden and detached garage.

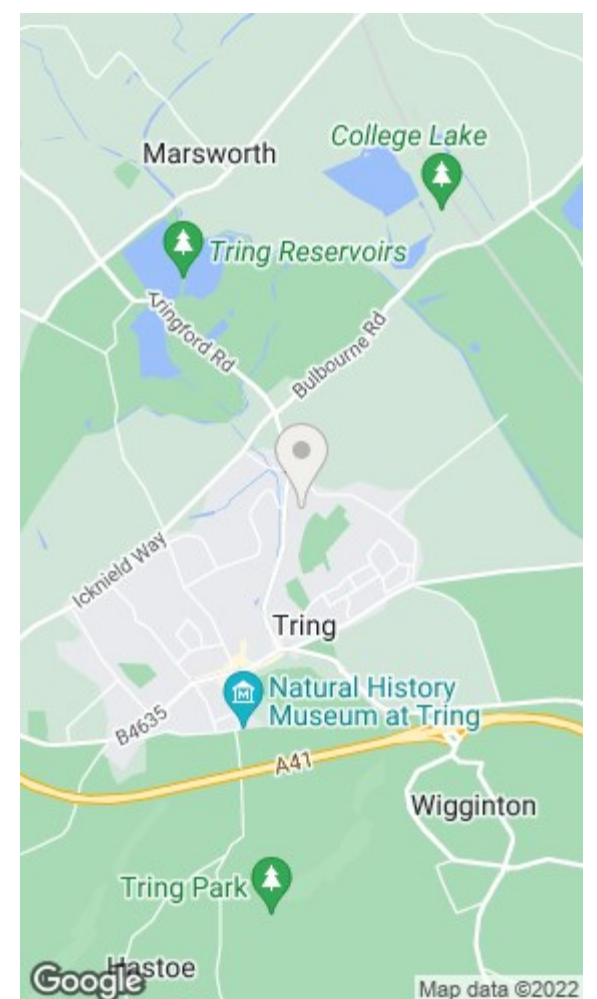


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Total area: approx. 161.9 sq. metres (1742.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
65	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-49) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A wonderful four bedroom family home in a tucked away position in one of Tring's most popular roads.



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#### Ground Floor

On entering the property you find yourself in a large, bright entrance porch, ideal for storing shoes and coats. A door leads you to the spacious hallway with stairs rising to the first floor and doors to the Living room, Family room, WC and Kitchen/Dining Room. The living room is bright and spacious being dual aspect, the family room is of a good size and the fully fitted kitchen opens to the dining room with a vaulted ceiling benefitting from Velux windows and large sliding doors opening to the rear garden. The whole property is flooded with natural light.

#### First Floor

A generous landing leads to all four bedrooms and the Family Bathroom. The spacious Master Bedroom benefits from a range of built in wardrobes providing excellent storage and a door leads to the en-suite shower room. Bedrooms two and three are both well proportioned doubles and bedroom four is a generous single - ideal for a home office. The family bathroom is fitted with a white three piece suite with a shower over the bath.

#### Outside

The property is ideally situated in the corner of this popular cul-de-sac and benefits from off road parking for two vehicles to the front of the property as well as a detached single garage with up-and-over door as well as a courtesy door to the rear and a window giving this great scope to be used as a workshop or to be converted to a detached home office (STNP). The rear garden is of a good size and is very private with a raised deck accessed from the Kitchen Breakfast room and a lawned area edged with borders planted with a range of mature shrubs and trees. Side access allows the keen gardener to remove waste without having to go through the property.

#### 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.

#### Schooling

The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Tring School and Grove Road Primary which are both within walking distance.

#### Facilities on your doorstep

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 principle.
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.

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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