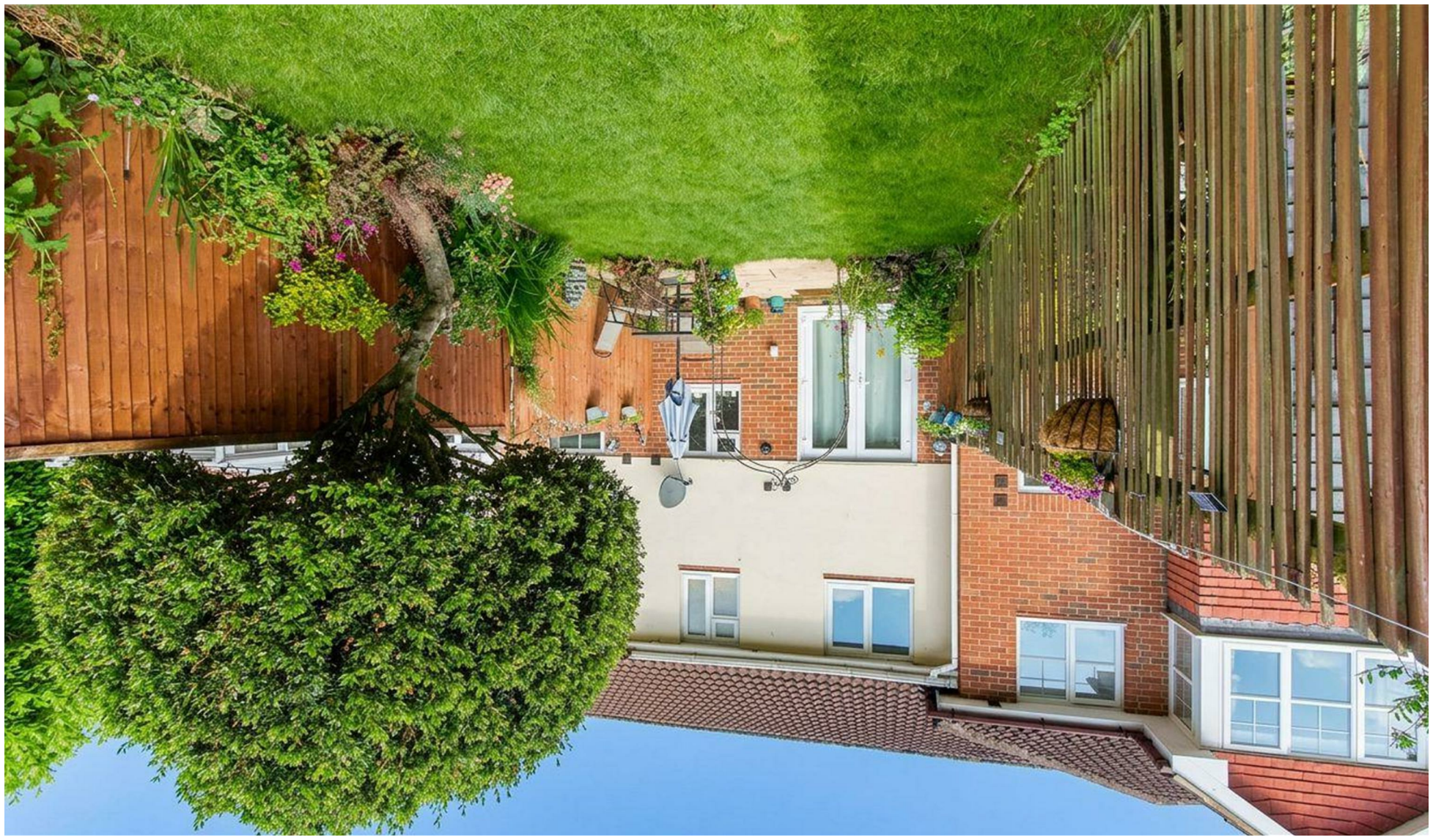
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Tring

PRICE GUIDE £375,000



Temptation comes in many forms...

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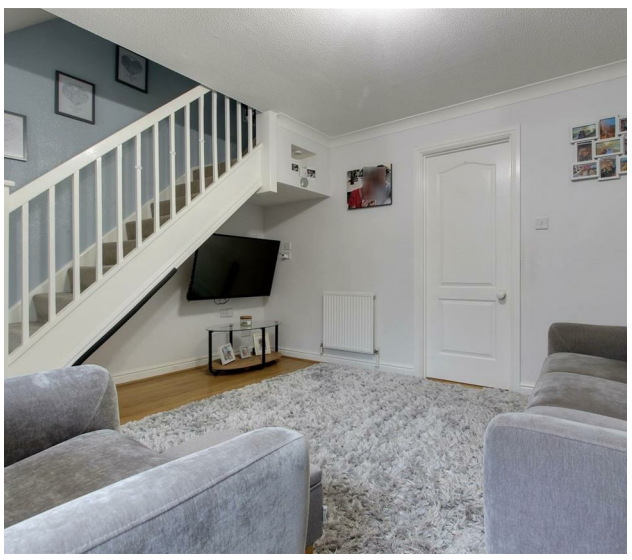
PRICE GUIDE

£375,000

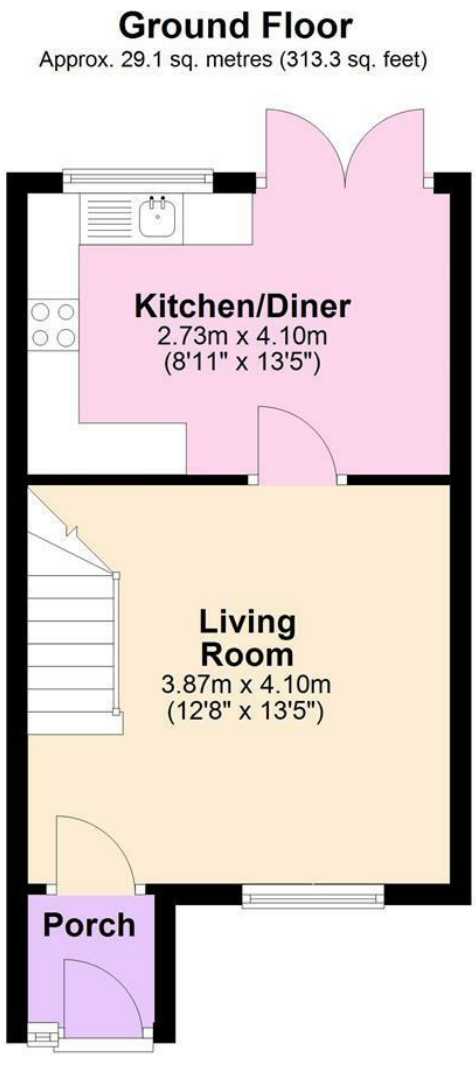
A lovely modern home positioned towards the end of a peaceful cul-de-sac boasting a living room, 'eat-in' kitchen/dining room overlooking the rear garden, two good size bedrooms and a family bathroom. Driveway parking to the front and private and fully enclosed garden to the rear.

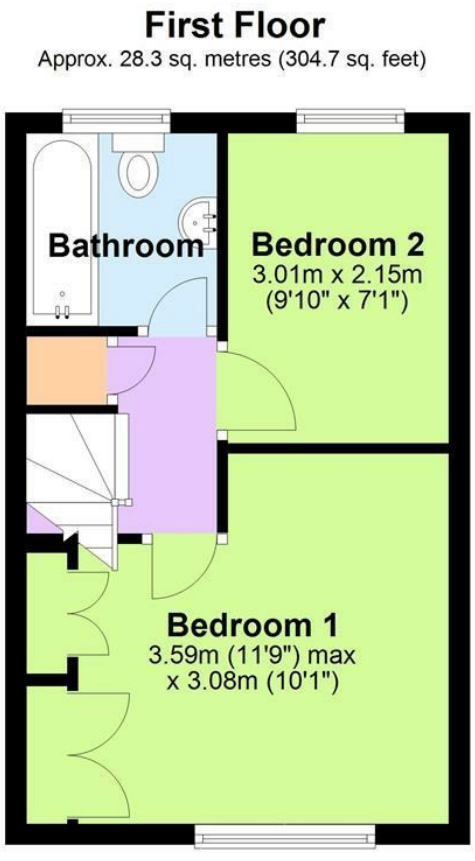


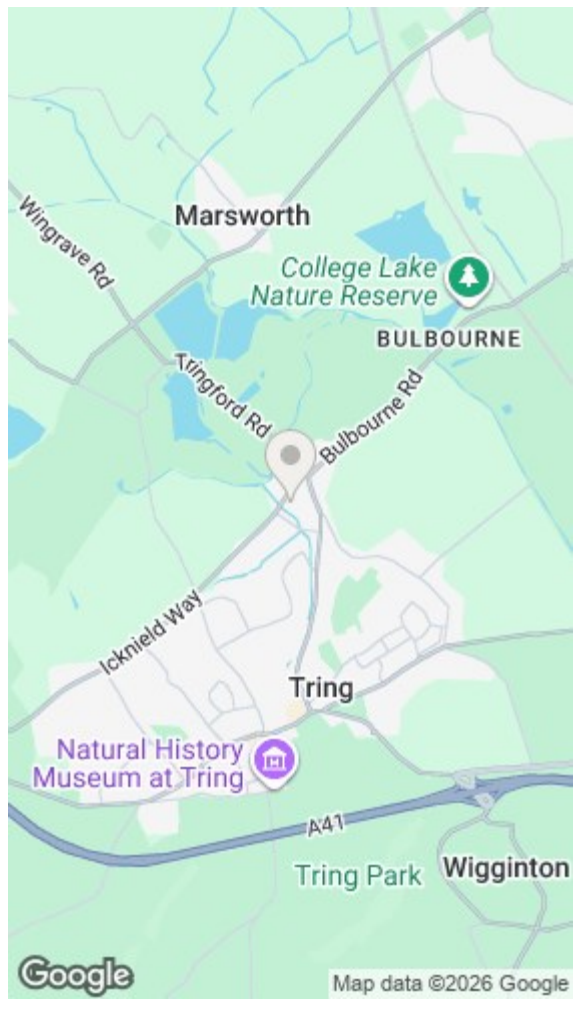


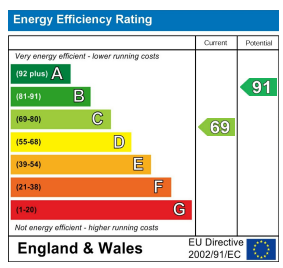


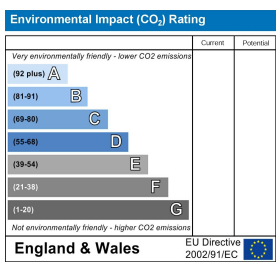
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Total area: approx. 57.4 sq. metres (617.9 sq. feet)

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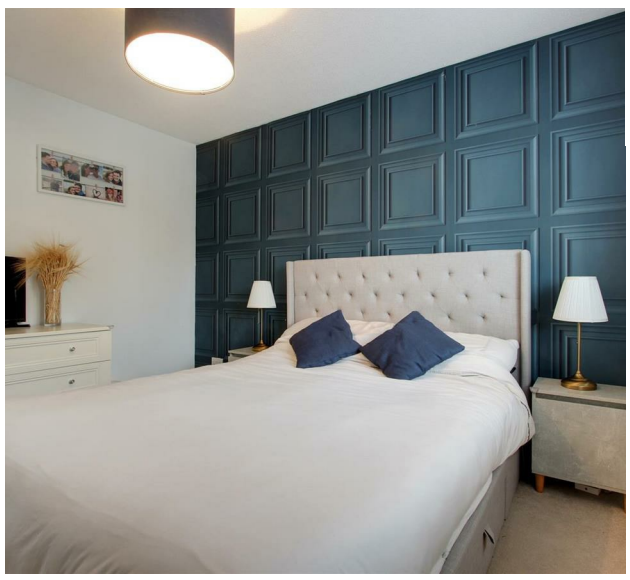

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Offering scope to extend to the rear STNP.





Ground Floor
A front door opens to a useful entrance porch which provides ample storage for shoes and coats and leads directly the a traditional front room which has a window to the front and stairs rising to the first floor and with engineered oak effect flooring. From here a door leads to the 'eat-in kitchen/dining room which has both French doors and a window overlooking the rear garden. The kitchen area is fitted with a range of base and eye level units with work top over.

First Floor
The first floor landing has doors opening to both bedrooms and to the bathroom which is fitted with a white three piece suite comprising panelled bath with shower unit and screen over, vanity unit with cupboards and wash basin inset and a low level wc. The main bedroom is positioned at the front of the property and boasts a number of fitted wardrobes providing ample hanging and storage space. The second bedroom overlooks the rear garden.

Outside
To the front of the property is hardstanding providing off road parking for two cars. A flagstone pathway leads to the front door. Directly to the rear of the property is a flagstone patio which leads to the main portion of the garden which is laid to lawn. Fully enclosed by fencing there is gated access to the rear which leads to the side and back to the front of 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. The property is ideally placed to take advantage of all that the countryside around Tring has to offer. 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, Grove Road Primary School which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) is also close by.

Agents Information For Buyers
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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.

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