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# Temptation comes in many forms...



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Tring

OFFERS IN EXCESS OF £475,000

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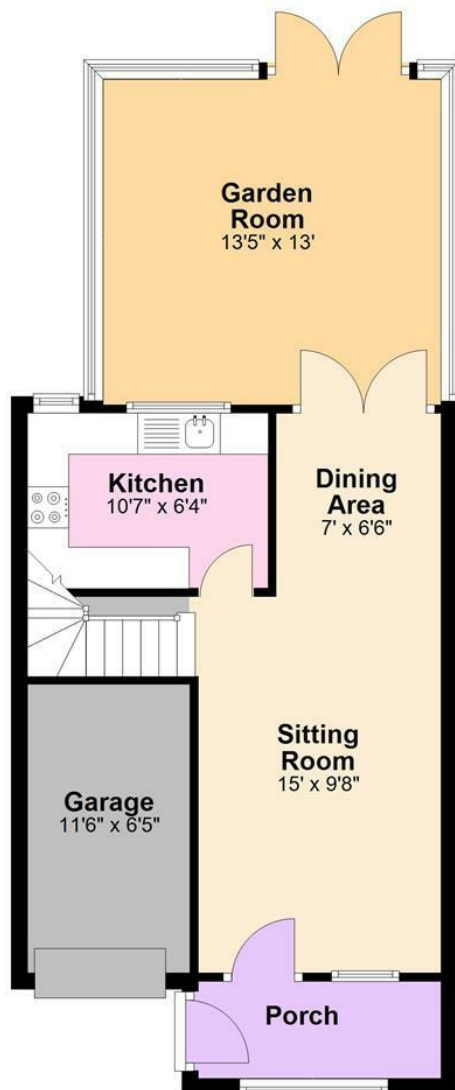
£475,000

A well proportioned three double bedroom semi detached family home which is positioned in a peaceful cul-de-sac location and offered for sale with no upper chain. In brief the accommodation comprises entrance porch, living room with separate dining area, well appointed conservatory and kitchen alongside the three bedrooms and family bathroom. Early viewings highly recommended.

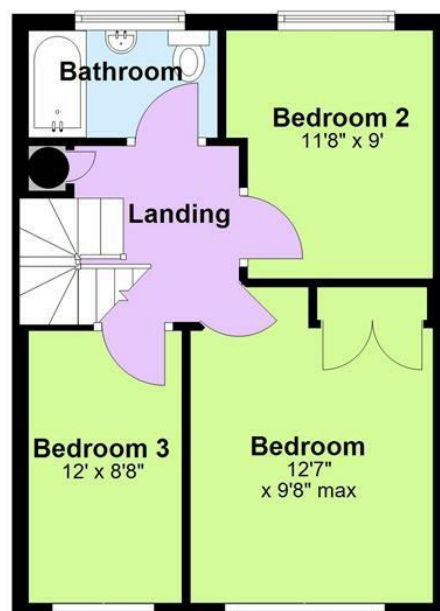


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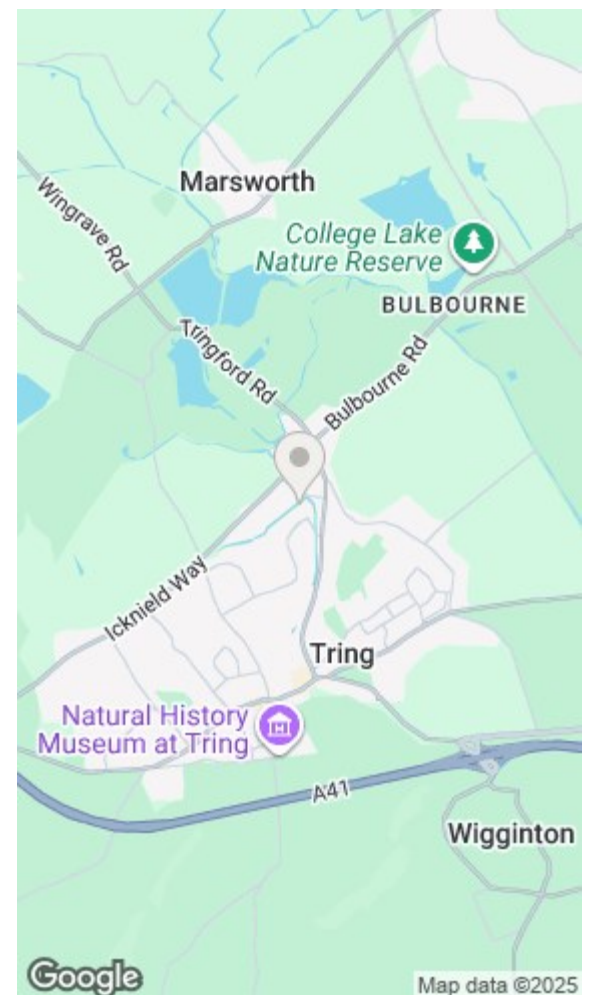
**Ground Floor**  
Approx. 585.6 sq. feet



**First Floor**  
Approx. 366.7 sq. feet



Total area: approx. 952.3 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Sold with vacant possession and no upper chain.

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#### Ground Floor

A useful entrance porch with a window to the front has a door opening to the main reception area which is divided into a living area with feature fireplace and a dining area which is positioned adjacent to the kitchen which is fitted with a range of base and eye level units and a window overlooking the garden. From the dining area French doors open to a really well appointed conservatory which the current occupants use as a second living room. Tiled floors and windows to three aspects there are double doors opening to the outside.

#### First Floor

A good size landing space has a hatch opening to the attic space which offers terrific scope to convert STNP. All three of the bedrooms are doubles in proportion with two overlooking the front and the third overlooking the rear. The bathroom has been fitted with a white three piece suite to include a low level wc wash basin inset to a vanity unit and panelled bath with shower attachment.

#### The Outside

Directly to the front of the property are two areas of hardstanding for driveway parking and leading to a single garage with metal up and over door and providing scope to convert. The rear garden is laid to artificial grass for easy maintenance and all year round use with a timber decked area directly to the rear of the house.

#### The Location

Tring is a small picturesque market town in Hertfordshire, situated in a gap passing through the Chiltern Hills, which is classed as an Area of Outstanding Natural Beauty. The area is linked to London by the A41, the railway to Euston Station there is also the Southern Train to Shepherds Bush/Westfields(40 mins). There are many walks from the doorstep including the Grand Union Canal and the famous Ridgeway trail. The former livestock market in Tring, redeveloped in 2005, is now the home of weekly Friday Market and fortnightly Saturday Farmers' Market. Ashridge Estate, part of the National Trust and home to Ashridge Business School, is located just outside Tring. Tring Natural History Museum is also located in the town centre, a legacy from the famous Rothschild Estate. There are many shops in Tring, including some High Street names, and many coffee shops.

#### Travel Links

Despite its idyllic, semi rural location, the property is superbly connected whether you are travelling locally, or further afield. For commuters, The M1 is under 40 minutes away, along with the A41 which can be reached in less than 15 minutes, giving you easy access to London and further north up to the West Midlands and beyond. For international travellers, Luton and Heathrow airport are just a 30 and 45-minute car journey away, respectively; putting trips abroad in easy reach. There are also a number of train stations in the local area, including Tring station which is less than 2 miles away and will have you arriving in London Euston or Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters.

#### Education In The Area

Tring has four state junior schools: Bishop Wood CE Junior School, Dundale Primary and Nursery School, Goldfield Infants and Nursery School and Grove Road Primary School, together with Tring School, which is the State Secondary School.

There is also the Tring Park School for the Performing Arts. Tring railway station is within easy walking distance of the property and is served by London Midland services from Milton Keynes Central to London Euston.

#### 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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