sterling S
select homes

4 2 2 E

Tring

GUIDE PRICE £700,000



Temptation comes in many forms...

sterling S
select homes

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Tring

GUIDE PRICE

£700,000

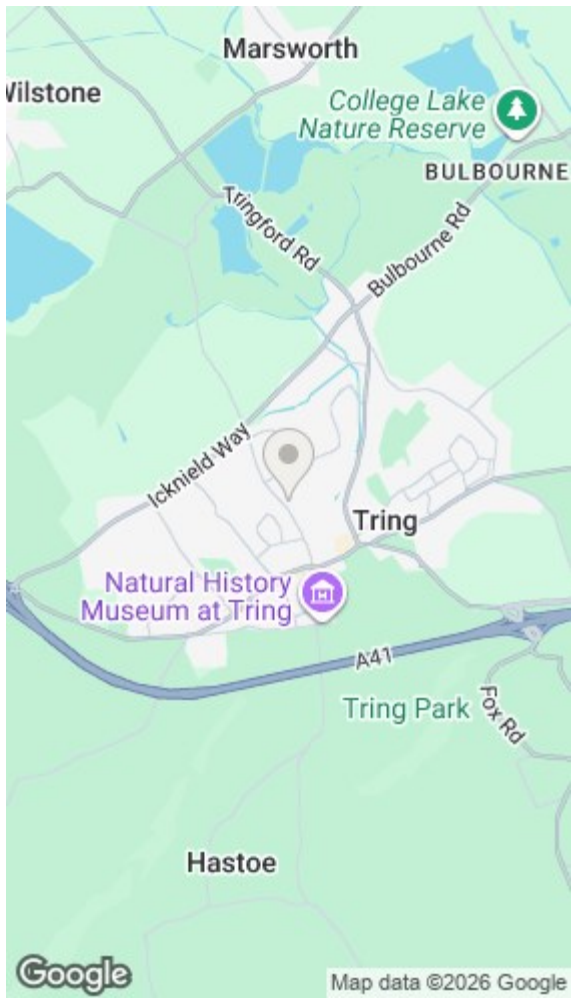
A mature and extended family home in a cul-de-sac location just a stones throw from the High Street with a mature and generous rear garden and extremely flexible layout with 3/4 bedrooms 2/3 reception rooms with the addition of an 'eat-in' kitchen/dining room complimented by a large utility room. Early enquiries are highly recommended.

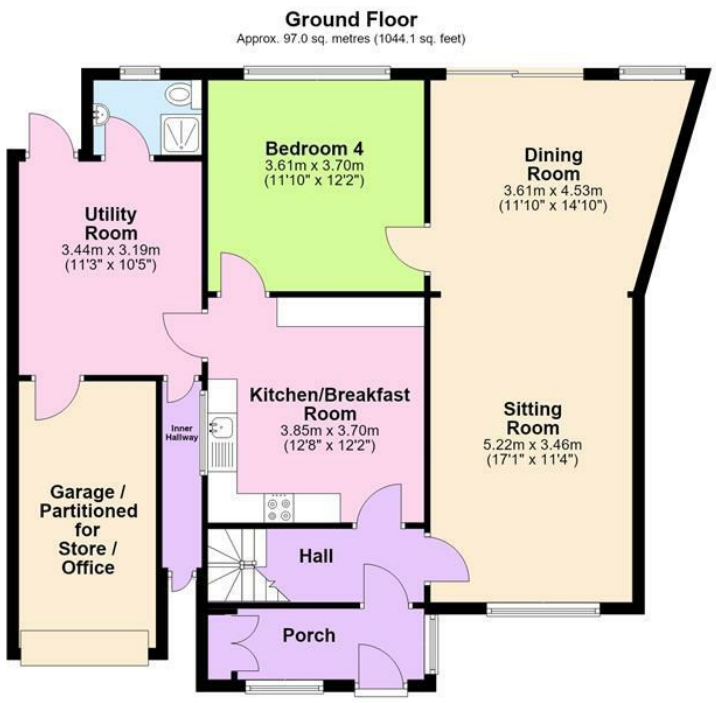




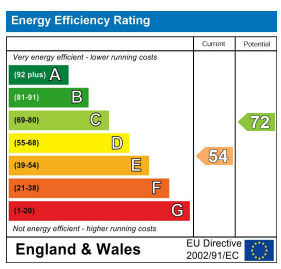


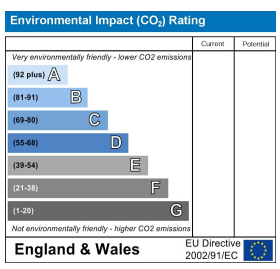
www.sterlinghomes.co.uk





Total area: approx. 149.2 sq. metres (1605.8 sq. feet)





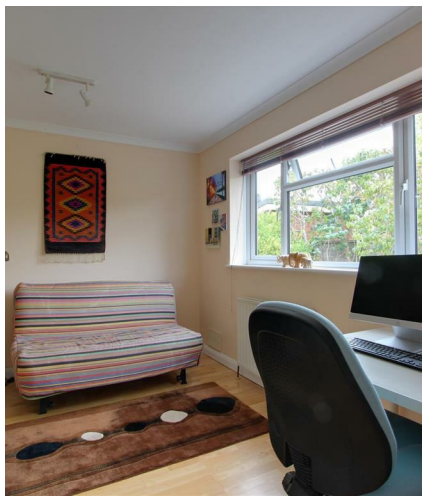
sterling select homes


www.sterlinghomes.co.uk


www.sterlinghomes.co.uk







Boasting a wonderful location within easy walking distance of Tring High Street and popular schools.





www.sterlinghomes.co.uk

Ground Floor
The front door opens to the entrance porch which has a useful storage cupboard and opens directly into the reception hallway. From here stairs rise to the first floor landing and a door opens to the dedicated living room overlooking the front of the property. The living room flows seamlessly through to the dedicated dining room which has a window and sliding patio doors opening to the extensive gardens. From here a door opens to an extremely flexible room which could be used as a fourth bedroom which would be well served by the ground floor shower room. The kitchen is of good proportions and is easily able to accommodate a full dining table and chairs. A door from here loops you back to the reception hallway while a second door opens to an exceptionally size utility room which has a door to the side, a door to inner hallway leading back to the front of the property and a door to the shower room.

First Floor
The first floor landing has doors opening to all three bedrooms. One of the bedrooms overlooks the front while the other two give panoramic views over the rear gardens and towards The Chilterns beyond. The exceptionally spacious bathroom has been refitted to an excellent standard to include a bath with shower screen and wall mounted unit over to include a waterfall ceiling mounted shower head over.

The Outside
The front of the property has a block paved driveway providing parking for two cars and a well tended garden area laid to lawn and bordered by mature hedging. Directly to the rear of the house is a generously proportioned flagstone patio leading to the main portion of the garden which is laid to lawn. fully enclosed with fencing there are herbaceous borders to either of the side boundaries, detached brick built storage shed.

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 independent restaurants and artisan cafes.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
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 should an offer be accepted. 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 and you understand this is non refundable in any event.
4. Please be aware we reserve the right to charge 1% plus VAT of the purchase price for sale progression management for any sale which is not agent represented ie private sale/ online with no sales progression.







www.sterlinghomes.co.uk