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Temptation comes in many forms...



TRING

£1,500,000

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£1,500,000

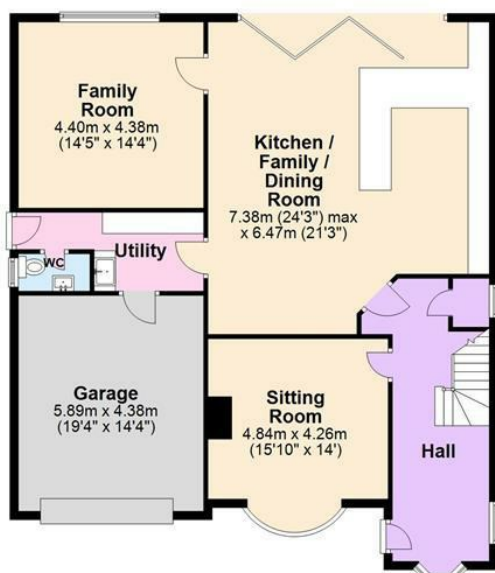
A stunning and extended 1930's family home on a prime residential road in Tring, approaching 2500 sq ft in size and including a stunning open plan kitchen/breakfast/dining room, 2 further reception rooms, five bedrooms, three bathrooms and planning for the attic to be converted. Additionally is a coachman's driveway and a garden cabin.



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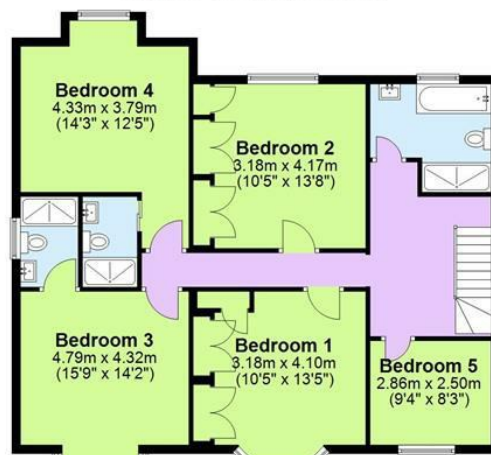
Ground Floor

Approx. 143.2 sq. metres (1541.4 sq. feet)



First Floor

Approx. 90.7 sq. metres (976.3 sq. feet)



Total area: approx. 233.9 sq. metres (2517.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
62	77	65	80

Energy Efficiency Rating: 62 (Current), 77 (Potential). Environmental Impact (CO₂) Rating: 65 (Current), 80 (Potential).





A wonderful family home in the heart of Tring on a prime residential road.



Ground Floor

The front door opens to a spacious entrance hall which has stairs rising to the first floor with useful walk in cloaks cupboard which has ample hanging space and fitted shoe racks. A door to the left hand side opens to a dedicated living room which has a bay window to the front and a cast iron stove inset to the chimney breast. Double doors open to a magnificent open plan kitchen/breakfast/dining room which is flooded by natural light by means of the bi-folding doors opening to the garden and the roof lantern. The kitchen area is fitted with a range of base and eye level units with worktop over incorporating the breakfast bar units and boasting a number of integrated appliances. From here doors open to a family room and to the utility room which has a door to the side and a courtesy door to the integral garage. From here is there is also a door to the ground floor cloakroom.

First Floor

The first floor landing space has a hatch opening to the attic which has planning for a magnificent principal bedroom suite. From the landing doors open to the five first floor bedrooms and to the family bathroom which is fitted with a luxuriously appointed four piece suite including a separate bath and double width shower cubicle. Two of the bedrooms have the advantage of fitted wardrobes while two also have the advantage of ensuite shower rooms.

Outside

To the front of the property is a low level brick wall with two openings making a coachman's in and out resin bonded driveway. Behind the low level brick wall is a range of specimen trees and hedging providing an excellent degree of privacy. Gated access to the side leads to the rear garden where a flagstone patio area directly to the rear of the house leads down the side boundary of the garden to the rear boundary where the leisure area is positioned. A garden cabin which is fully insulated with power and light is the perfect home office or teenagers hang out with a feature double width felted roof pergola to one side making the ideal outside entertaining space. The main portion of the garden is laid to lawn and fully enclosed with a range of fencing with high level hedging to the rear boundary.

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The Location

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

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 cash. 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



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