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Tring

OFFERS IN EXCESS OF £650,000

Tring

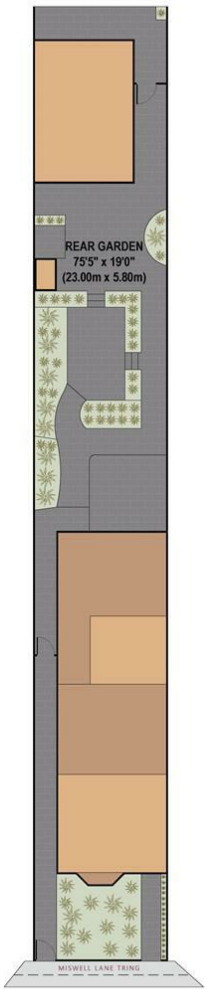
OFFERS IN EXCESS OF

£650,000

Welcome to Cranfield! A stunning semi detached period home boasting a detached garage and private driveway to the rear and boasting a wealth of character features throughout with a highlight of the property being the open plan dining/kitchen/family room at the rear of the house and opening to the garden.



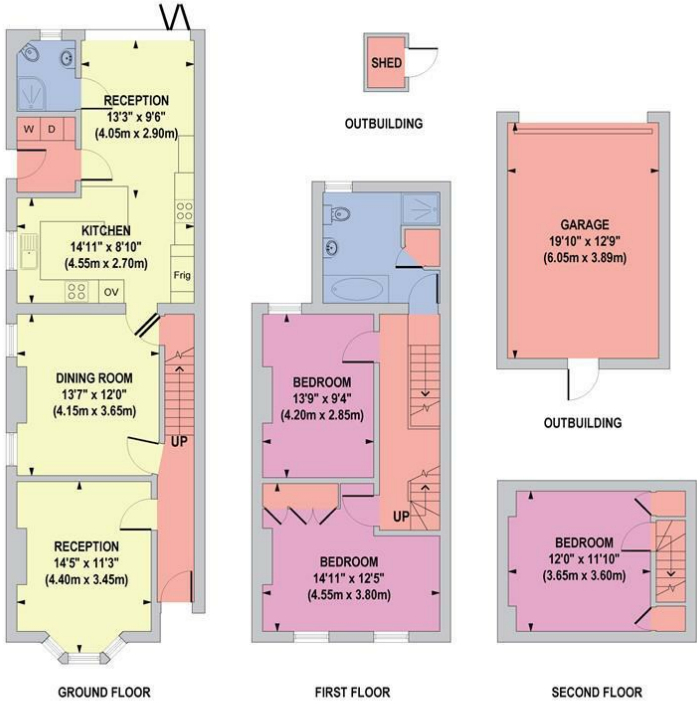
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MISWELL LANE

TRING

Approximate Gross Internal Floor Area
1672 sq. ft / 155.39 sq. m (Including Outbuilding)
1419 sq. ft / 131.89 sq. m (Excluding Outbuilding)



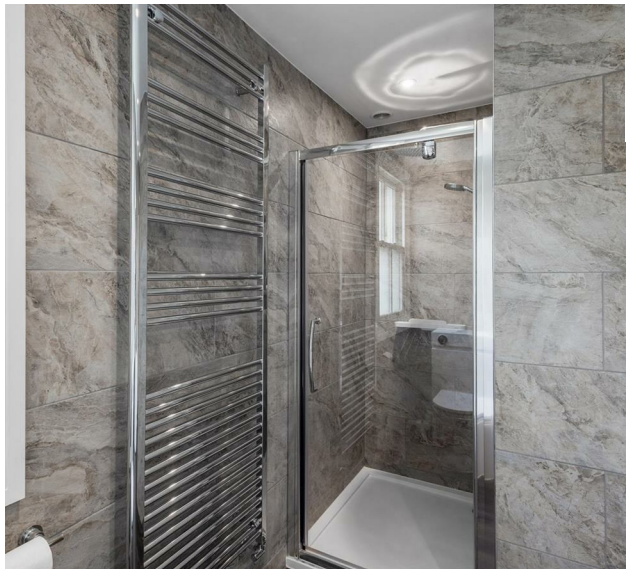
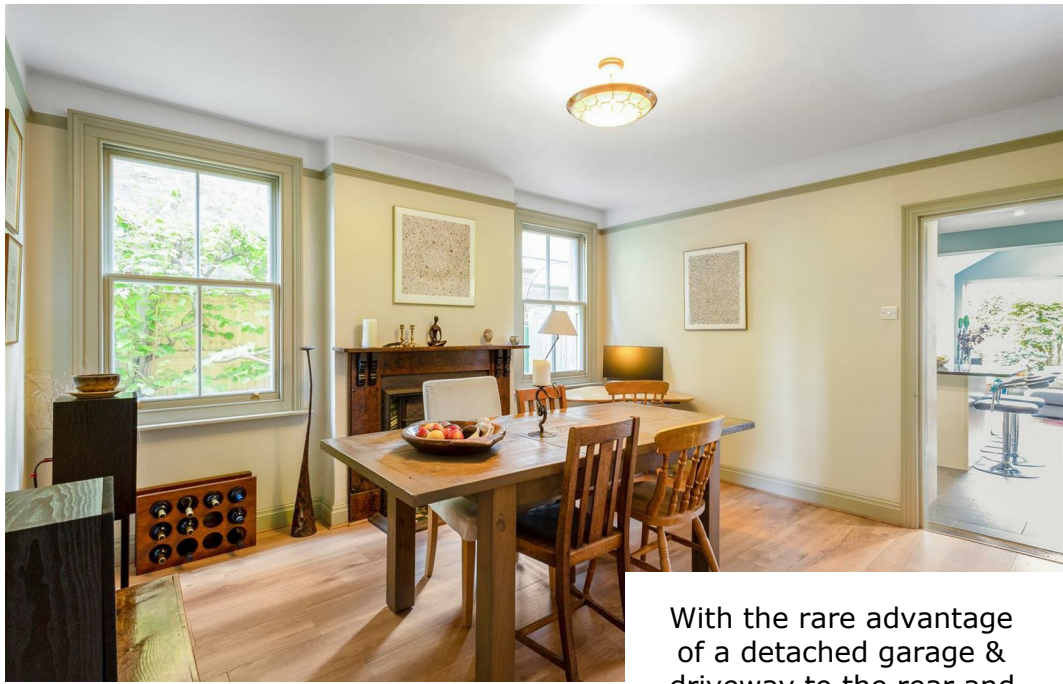
Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





With the rare advantage of a detached garage & driveway to the rear and in catchment for Goldfield infant and primary school.



Ground Floor

A characterful front door with stunning stained glass inserts opens to the entrance hall which has stairs directly ahead rising to the first floor landing and a door to the left hand side opening to a dedicated 'front room' which has a bay window to the front and a cast iron wood burning stove. A second door opens to a good size dining room which has two windows to the side and an open grate fireplace with decorative surround. The dining room opens to the kitchen which also has a dedicated family room with doors opening to the rear and a door to a separate utility room which has a door opening to the side and a second door opening to a useful ground floor shower room. The kitchen has been comprehensively fitted with a range of high quality base and eye level units with solid granite work tops over.

First Floor

The first floor has a landing area with doors opening to the main bedroom at the front of the property which has two windows to the front of house allowing lots of natural light to flood this room. To the rear of the first floor is an exceptionally spacious family bathroom which is fitted with a white four piece suite to include separate bath and shower cubicle. The second double bedroom with a window to the rear is also positioned in the middle of the first floor.

Second Floor

Stairs ascend to the second floor landing which leads to the third double bedroom which has a Velux window to the rear with stunning far reaching views over neighbouring rooftops and towards the Chiltern Hills. There is ample eaves storage at in this room.

Outside

A wrought iron gate opens to a small front garden area which is enclosed by mature hedging and has a pathway leading to the front door. The cottage garden to the rear has a variety of seating areas and a range of mature beds and borders while being fully enclosed by fencing and leading to the rear boundary where there is a pedestrian door opening to the large detached garage with ample storage into the roof eaves and gated access opening to the driveway which also leads to the garage which has an electric roller door. There is also a 7kW PodPoint EV charger in situ as well as a solar PV system which is registered for the highest level of index-linked FiT payments.

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The Location

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, Goldfield Infants and Nursery School (currently with an outstanding Ofsted and within a short walk of the property). Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

Transport Links

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.

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.

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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