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# Temptation comes in many forms...



# Tring

GUIDE PRICE

£550,000

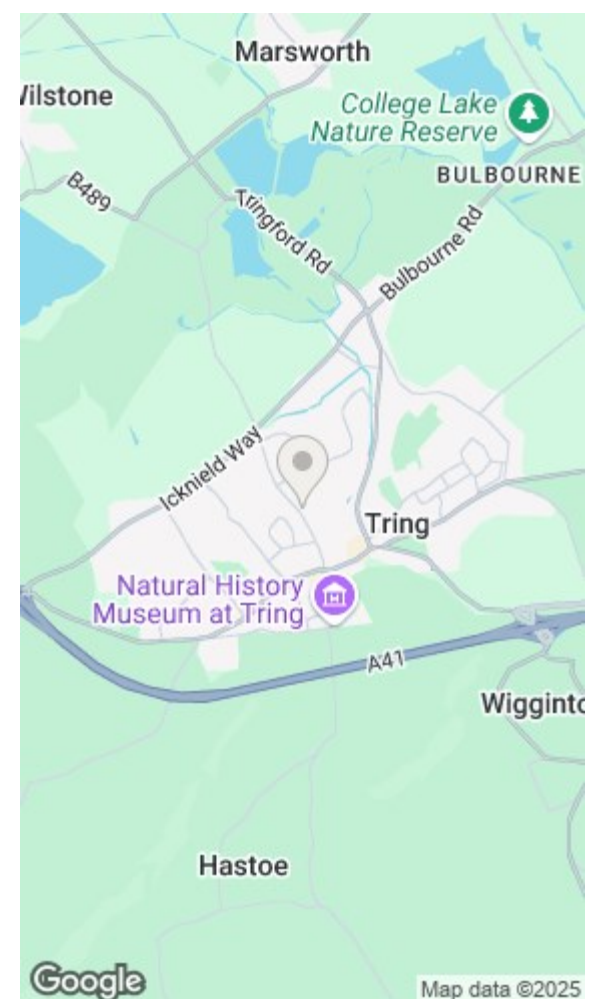
A mature three bedroom semi detached property which is positioned just a stones throw from the town centre and local amenities while boasting a garage and parking to the rear. The property is offered for sale in good decorative order with newly fitted kitchen/dining room and bathroom.



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Total area: approx. 102.1 sq. metres (1098.6 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 |           |
| EU Directive 2002/91/EC                     | 84        | EU Directive 2002/91/EC   | 57        |
| England & Wales                             |           | England & Wales   |           |



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A rare chance to purchase a centrally located semi detached home with garage and driveway to the rear.



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#### Ground Floor

The front door opens to the entrance hall which welcomes you into the property. There is a window to the side and stairs rising to the first floor. Directly ahead of you is a neatly fitted cloakroom with two piece suite. To the right hand side a door opens to the living room which has a window to the front and archway to the open plan and refitted kitchen/dining room which spans the entire width of the property and incorporates a number of integrated appliances and breakfast bar. From here bi-folding doors open to a useful rear portico which leads to the rear garden.

#### First Floor

The landing area of the first floor has doors opening to all three bedrooms two of which overlook the front, one of which overlooks the rear. The family shower room is positioned at this level with a double width walk in shower, wash basin with vanity unit and low level wc. The main bedroom also boasts a host of fitted wardrobes with ample hanging and storage space.

#### Outside

The front of the property has been well landscaped making the most of its set back position and with steps leading to the front door. The rear garden has a flagstone patio area directly to the rear of the house which leads to the rear boundary where there is a second flagstone patio area and a timber framed garden cabin with power and light. The central section of the rear garden is laid to lawn with a pedestrian gate at the rear boundary opens to the driveway parking for two cars. Additionally there is a pedestrian door from the rear garden which opens to the detached garage at the rear which has a metal up and over door. The rear garden is fully enclosed by a range of fencing.

#### 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. The property is 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.

#### 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.

#### 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 Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

#### 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, completed AML checks and proof of funds.



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