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# Temptation comes in many forms...



Tring  
OFFERS IN EXCESS OF £950,000

Tring

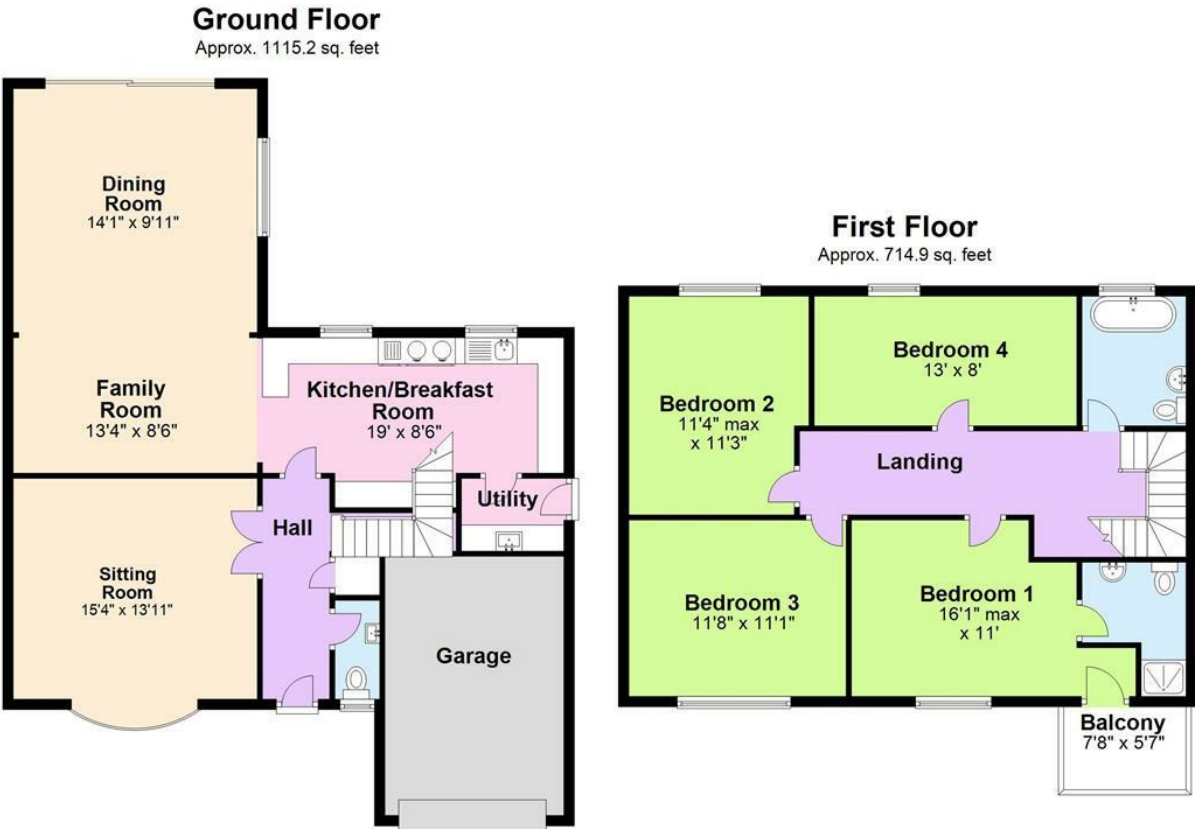
OFFERS IN EXCESS OF

£950,000

Located in a select cul-de-sac within easy walking distance of the High Street and boasting an 'L' shaped open plan kitchen/family/dining room and separate living room, 4 double bedrooms & ensuite to bedroom one.



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Total area: approx. 1830.0 sq. feet  
All measurements are approximate.  
Plan produced using PlanUp.



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





A wonderfully located family home in the heart of Tring and offering further scope to extend STNP.



#### Ground Floor

The front door opens to a spacious ground floor entrance hall which has stairs rising to the first floor, door opening to the ground floor cloakroom which is fitted with a two piece suite, door to a dedicated living room which has a large window to the front and fitted shelving expanding the entire width of one wall. The main entertaining area covers the entire width of the rear of the property and includes a fitted kitchen area with a dedicated utility room and leads directly through to a family room which is also open plan to a dedicated dining room with sliding patio doors opening to the rear garden.

#### First Floor

The first floor landing has doors opening to all four of the first floor double bedrooms and to a luxuriously appointed family bathroom which has been fitted with a freestanding claw foot bath, vanity unit with two drawers and recessed wash basin and low level wc. The principal bedroom is positioned at the front of the property with a door opening to a balcony over the semi integral garage and a door opening to a dedicated ensuite shower room.

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#### Outside

To the front of the property there is a good size block paved driveway which leads to the garage with metal up and over door. A pedestrian side gates leads to the rear garden which has a shingle patio area directly to the rear of the house leading to the main part of the garden which is laid to lawn and fully enclosed by a range of fencing. There is a second flagstone patio area to one of the rear corners and a number of specimen trees to the rear boundary providing excellent privacy.

#### The Location

Little Hoo is situated within easy walking distance of Tring High Street and is within the catchment of the highly regarded Goldfield Road School. Aylesbury Vale swimming and fitness centre, the Tring Leisure Centre or Chesham heated open air pool will appeal to the inner fitness fanatic. Alternatively pamper yourself at the prestigious heath and beauty facilities at near by Champneys. Budding Rory Mcilroy's will be well catered for with several clubs including Aylesbury Vale, Stocks, Ashridge and Chiltern Forest all close by.



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