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Is there a price that would tempt you to sell or let your property?
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Temptation comes in many forms...



Tring

OFFERS IN THE REGION OF £950,000

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£950,000

Boasting a corner plot position with a good size frontage and excellent size Westerly facing rear garden and also benefitting from 7 years NHBC building warranty. A four double bedroom home with stunning open plan kitchen/dining/family room with separate living room & home office. Detached double garage & driveway.



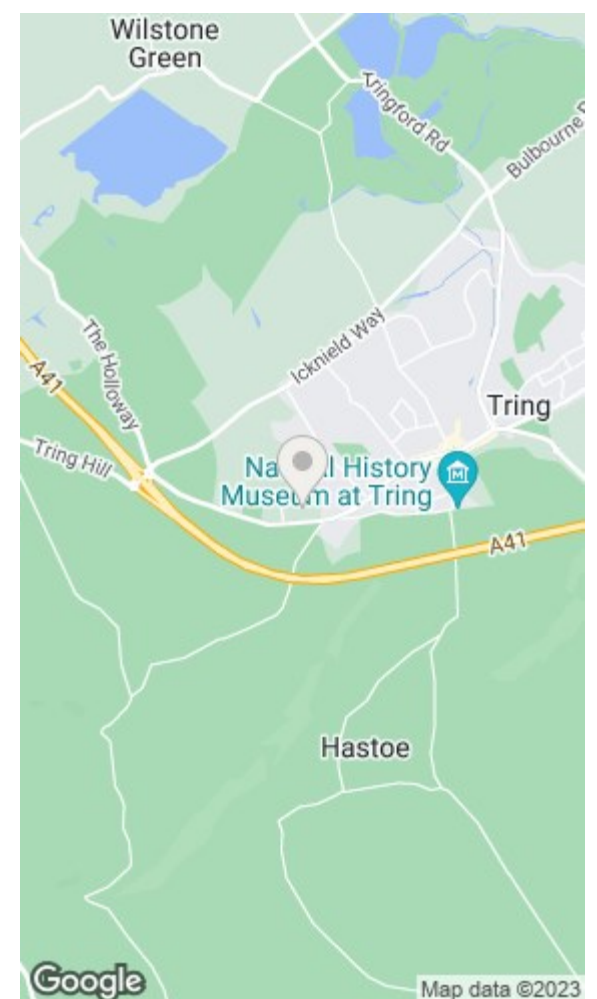
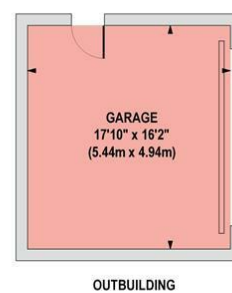
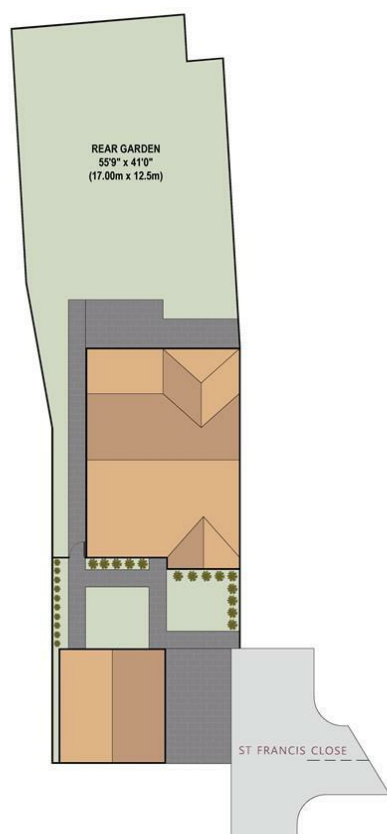
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ST FRANCIS CLOSE

TRING

Approximate Gross Internal Floor Area

1946 sq. ft / 180.82 sq. m (Including Outbuilding)
1635 sq. ft / 151.95 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

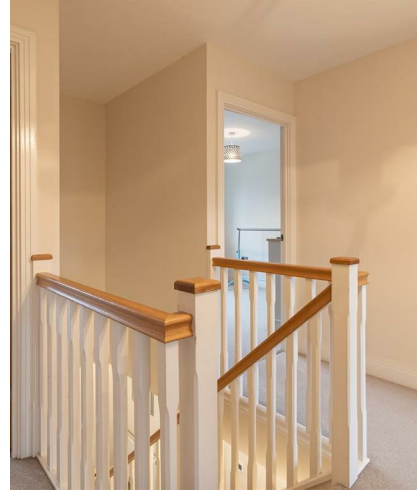


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Four double bedrooms.
Stunning open plan
kitchen/dining/family rom.
Two bathrooms. Good size
Westerly facing corner plot
gardens.



The Property
Constructed in 2019 by W. E. Black, this attractive property offers the reassurance of a superior specification, and also comes with the remaining term of its original new home 10 year warranty. Contemporary in finish and beautifully presented throughout, the house has everything to offer the modern family, including wonderful, light-filled interiors and its three large bay windows which are of particular note.

Ground Floor
A spacious entrance hall welcomes you into this family home and has stairs rising to the first floor with under-stairs storage cupboard. Doors open to all ground floor accommodation include a ground floor cloakroom, a dedicated study overlooking the front and a formal reception room of excellent proportions and also overlooking the front. The entire width of the rear section of the ground floor is dominated by the open plan kitchen/dining/family room which is clearly zoned with a kitchen area comprehensively fitted with a range of high gloss, handleless base and eye level units with solid quartz worktops and breakfast bar over and a number of integrated appliances to include dishwasher, oven and hob and fridge/freezer. Moving through this space is a dining area which is open plan to the family space which offers ample space for sofas and coffee table and is flooding with light by the French doors which open directly to the rear patio. A dedicated utility room which has a wall mounted boiler and integrated washing machine with door opening to the side.

First Floor
The landing area has a hatch opening to a large attic space which has potential to convert STNP. The principal bedroom is positioned at the rear of the property and boasts both a bank of mirror fronted sliding wardrobes and a spacious ensuite shower room with double width walk in shower. There are a further three double bedrooms (making 4 in total) and a family bathroom. The front bedrooms have wonderful views to the front.

Outside
Positioned in the corner of the head of this sought after cul-de-sac the property has a block paved driveway which leads to a metal up and over door opening to a detached double garage which has a pedestrian door and potential to convert the attic space to further storage should this be required. The garage also has power and light. The front garden has a small lawn area with pedestrian gate to the side leading to the rear garden and pathway to the front door. The rear garden is of exceptional proportions for a nearly new property and boasts a Westerly facing direction ensuring you make the most of the afternoon sun right through to sunset in the summer months. There is a flagstone patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn. The rear garden is fully enclosed by a range of fencing and a low level brick wall.

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 restaurants and cafes, including Costa and Black Goo.

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On Your Doorstep

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose and Starbucks. Buckinghamshire's County Town, Aylesbury, is around 8 miles and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

Education In The Area

The area boasts some excellent educational facilities, including Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all have superb reputations. This property is also within easy striking distance of the Ofsted outstanding Goldfield Primary school and Bishopswood Junior School.

Transport Links

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular and direct train services to London Euston and Shepherds Bush in a little over 40 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

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 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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