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# Temptation comes in many forms...



# Tring

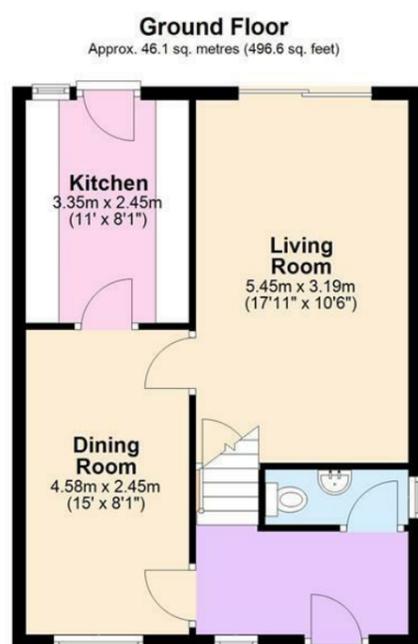
OFFERS IN EXCESS OF

£600,000

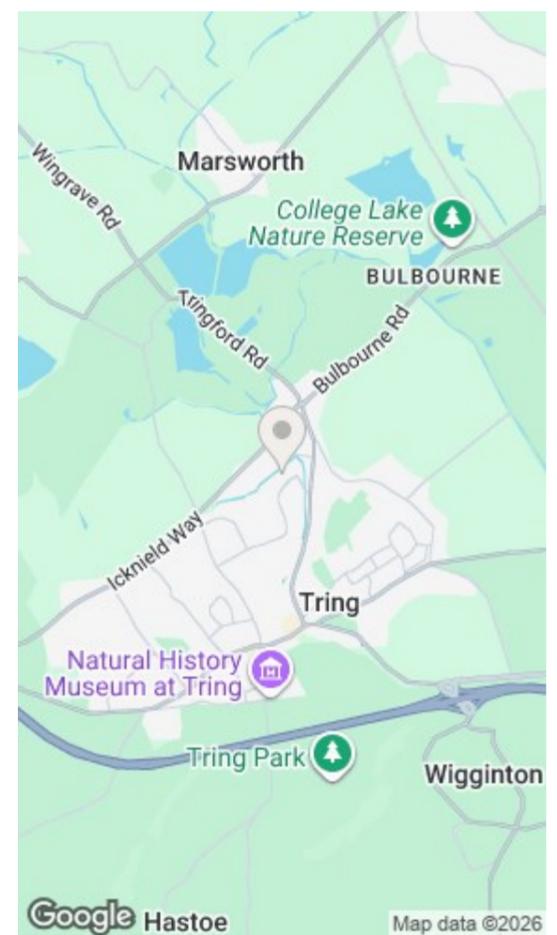
Located in a peaceful cul-de-sac setting within walking distance to the town centre and amenities. A 4 bedroom detached family home offered for sale with no upper chain. The property has the benefit of a ground floor cloakroom, two separate reception rooms and a refitted family bathroom. Good size Westerly facing garden, driveway and detached garage.



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Total area: approx. 104.2 sq. metres (1121.3 sq. feet)



| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
|   |           |   |           |
| <small>Very energy efficient - lower running costs</small><br><small>(92 plus) A</small><br><small>(81-91) B</small><br><small>(69-80) C</small><br><small>(55-68) D</small><br><small>(39-54) E</small><br><small>(21-28) F</small><br><small>(1-20) G</small><br><small>Not energy efficient - higher running costs</small> |           | <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small><br><small>(92 plus) A</small><br><small>(81-91) B</small><br><small>(69-80) C</small><br><small>(55-68) D</small><br><small>(39-54) E</small><br><small>(21-28) F</small><br><small>(1-20) G</small><br><small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> |           |
| <small>England &amp; Wales</small><br><small>EU Directive 2002/91/EC</small>  |           | <small>England &amp; Wales</small><br><small>EU Directive 2002/91/EC</small>  |           |





A lovely detached home in a traffic free location with Westerly facing garden.



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#### Ground Floor

The front door opens to a spacious entrance hall where stairs ascend to the first floor landing and a door opens to a refitted cloakroom which has a well presented two piece suite comprising low level wc and wash basin. Another door opens to the dining room which has a window to the front and a door opening directly to the refitted kitchen which has a range of high gloss base and eye level units and integrated double oven with gas hob and extractor over. There is a door from the kitchen opening to the garden and a window to the rear. A dedicated living room with a large sliding patio door completes this level.

#### First Floor

The landing area has doors opening to all four well proportioned bedrooms and to the three piece family bathroom. Two of the bedrooms overlook the front while the other two overlook the rear.

#### Outside

Directly to the front of the property and moving towards the rear is a long driveway providing parking to multiple cars with electric car charge point, and leads to the side garage with metal up and over door. There is gated pedestrian access to the rear garden which is a good size and Westerly facing in aspect. Directly to the rear of the property is a patio area with stepping stones leading to the rear boundary where a garden shed is neatly tucked in behind the garage. Fully enclosed with fencing the garden is mainly laid to lawn, enclosed by fencing and with several mature beds and borders.

#### 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), Dundale primary and junior school, Grove Road primary and junior school and Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

#### Facilities

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.

#### 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers in the event your offer is accepted. The charge for this is £75 plus VAT per person.



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