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# Temptation comes in many forms...



Tring

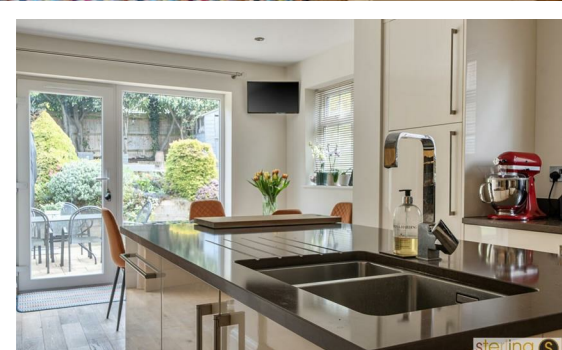
GUIDE PRICE £850,000

# Tring

## GUIDE PRICE

£850,000

Located in a favoured cul-de-sac on the Grove side of Tring, yet only a few minutes' walk from the High Street, this modern four-bedroom executive detached family home has been extended to provide exceptional accommodation, including a large through living/dining room, an eat-in kitchen, study and two bathrooms. The property further benefits from planning permission in place for a double-storey rear extension, offering excellent scope for additional bedroom space. Outside, there is a private rear garden, driveway and garage.



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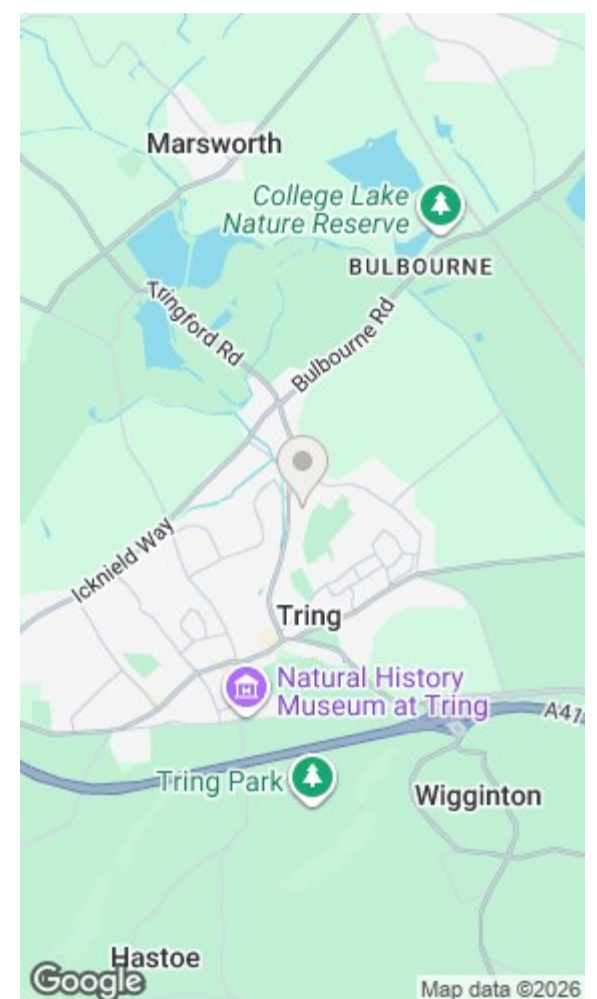
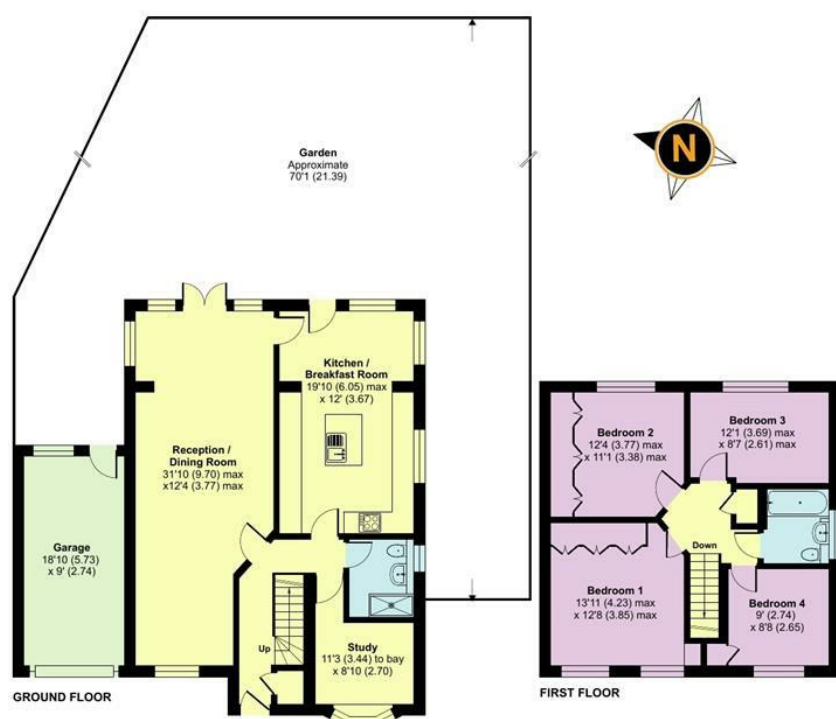
### Hunters Close, Tring, HP23

Approximate Area = 1461 sq ft / 135.7 sq m

Garage = 169 sq ft 15.7 sq m

Total = 1630 sq ft / 151.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	78		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nitchcom 2026. Produced for Sterling Homes. REF: 1439867





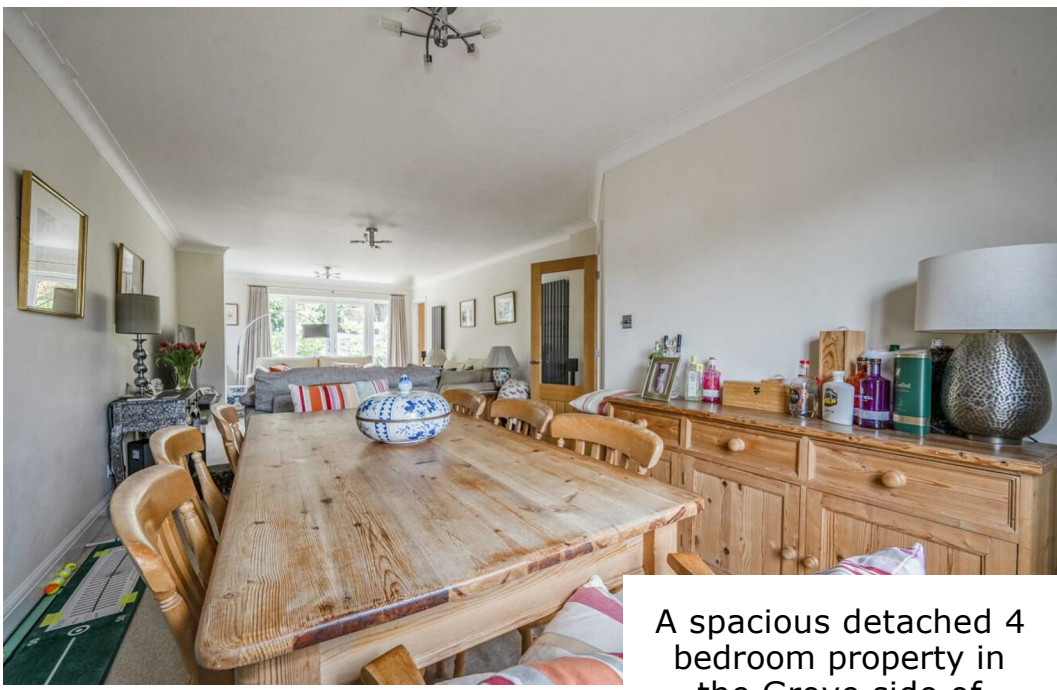
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A spacious detached 4 bedroom property in the Grove side of Tring.



#### Ground Floor

The porch opens to the entrance hall has quality engineered oak flooring and an oak staircase has been fitted along with lovely, contemporary oak doors. There is a large reception room offering excellent, sociable dining space and lounge area. The office at the front is an excellent space if working from home or a great study or music room. The kitchen/dining room is fitted with modern units and quartz work tops and an Island with a sink provides extra storage. There is an electric hob, oven and combi oven along with a warming tray. Other integrated appliances include fridge freezer, dishwasher, washer dryer and water softener. There is plenty of space for family dining before double glazed French doors which open to the rear garden. A stylish wet room with shower completes the ground floor.

#### First Floor

Upstairs are four well-proportioned double bedrooms and a stunning family bathroom which is fitted with a high quality white three piece suite to include a panelled bath with shower unit and shower screen over, a vanity wash basin with cupboards under and a wc with concealed cistern. Bedrooms one and two also boast excellent fitted wardrobes providing ample hanging and storage space.

#### Outside

To the front of the property there are two driveways providing parking for three cars. One driveway is laid to hardstanding and leads to the garage which has a metal electric door while the second part of the driveway is laid to block paving. A pedestrian gate gives access to the rear garden which has been landscaped. A good size area to the side of the property is the ideal space for sheds and a dustbin store and leads to the main part of the garden. Directly to the rear of the house is a large flagstone patio which leads to the pedestrian door which opens to the garage. The garden is both well stocked with a range of raised beds and boarders but also offers a high degree of privacy by means of mature trees, ever greens and hedging to the three rear boundaries. There is a composite raised decked area towards the rear of the garden.

#### The Location

The property is situated 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. 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, Grove Road Primary School which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) is also close

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#### 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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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