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Temptation comes in many forms...



Tring
ASKING PRICE £575,000

Tring

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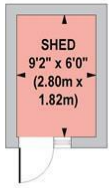
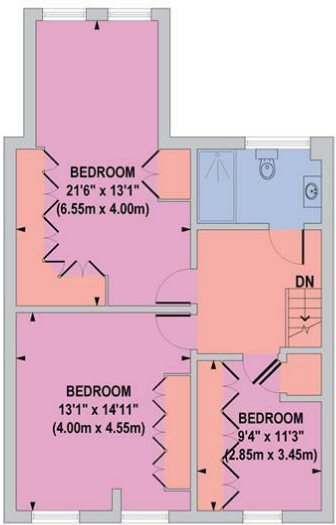
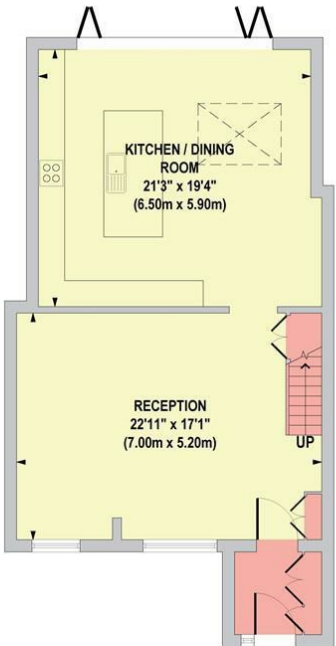
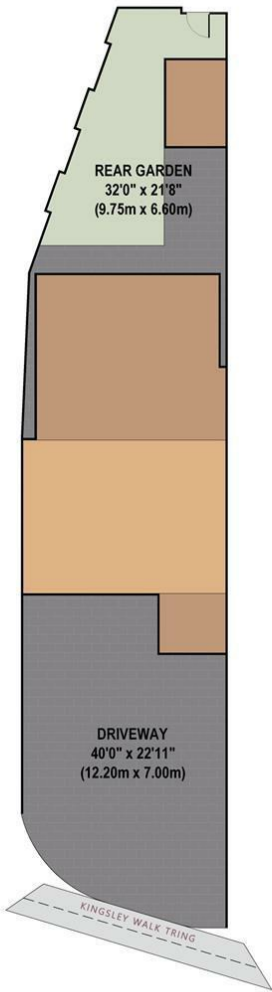
We believe this could be one of the best houses for sale in the centre of Tring town within its price bracket. A beautifully presented family home which has been extended and substantially renovated to provide a stunning open plan kitchen/dining/family room opening to the rear garden and three exceptionally large bedrooms with luxuriously appointed bathroom.



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KINGSLEY WALK
TRING

Approximate Gross Internal Floor Area
1743 sq. ft / 162.00 sq. m (Including Outbuilding)
1567 sq. ft / 145.59 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			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



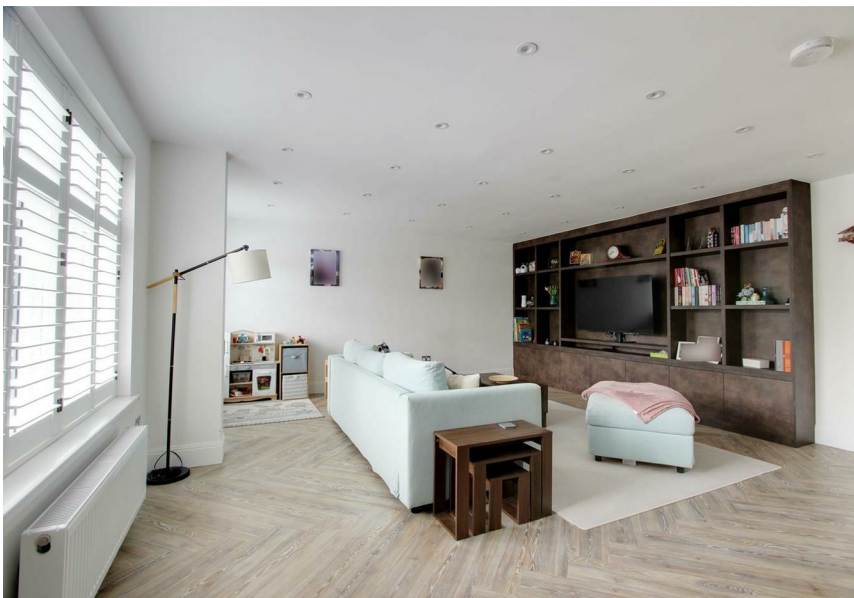
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A simply stunning family home ideally placed for access to schools and the High Street.



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Ground Floor

From opening the front door it is immediately evident you are entering a house of genuine high quality throughout. The entrance hall has a range of floor to ceiling cupboards and leads directly into the main reception room which has a window to the front and a large media wall with inset TV and a range of cupboards under and numerous display alcoves. Stairs rise to the first floor with further storage under. An opening leads you to a simply magnificent open plan kitchen/breakfast/dining room which dominates the rear of the property and has bi-folding doors opening the width of this room. With a central island with recessed stainless steel sink and a number of cupboards under there is also a breakfast bar area. The kitchen has been fitted with a range of base and eye level units and drawers. The roof is part vaulted with a large Velux window to allow natural light to flood this space. The entire ground floor benefits from underfloor heating..

First Floor

A spacious landing area has doors opening to all three bedrooms, all of which are comprehensively fitted with a range of floor to ceiling wardrobes providing excellent shelving and hanging spaces. The main bathroom is fitted with a luxuriously appointed suite comprising a walk in double length shower cubicle, low level wc and wash basin with vanity unit under.

Outside

A neat block paved driveway to the front provides off road parking for three cars and leads directly to the front door. There is a garage in a nearby block as well. There is a flagstone patio area directly to the rear of the house with the main part of the garden laid to lawn and enclosed by a lovely brick wall and fencing. A brick built outhouse with power to it is positioned to one corner of the garden and offers scope to convert to a home office space.

The Location

Tring is an attractive and affluent small town with a wealth of independent shops and artisan boutiques, popular pubs, bars and cafes and an outstanding choice of restaurants. It has held market status since 1315, and along with the weekly Charter Market there's a fortnightly Farmers Market, where you can choose from a mouth-watering range of local produce and the speciality foods which Tring offers in abundance. Berkhamsted, just six miles away, is also great for shopping and leisure.

Education In The Area

For families with children of school age, Tring has first class educational options. Primary schools include Goldfield Infants and Nursery School, Grove Road and Dundale Primary Schools and Bishops Wood CofE Junior School. Tring School offers local secondary education, while Tring Park School for the Performing Arts provides specialist education. Nearby, Berkhamsted provides a range of additional options and Aylesbury, less than 10 miles away, has highly rated schools at all levels.

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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