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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
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# Temptation comes in many forms...



Tring  
£925,000

# Tring

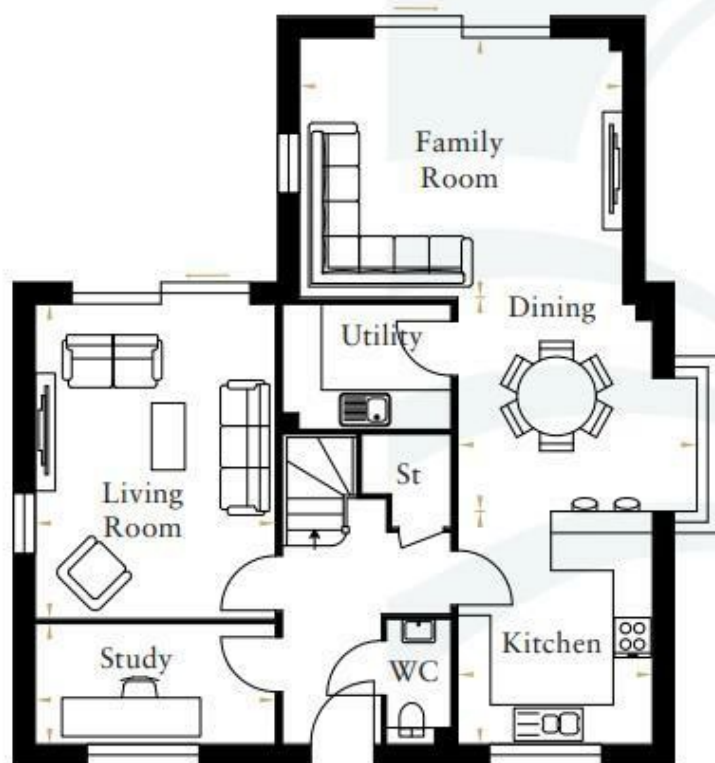
£925,000

A brand new home situated within Rectory Fields, one of only properties of this design released, this 4 bedroom property is finished with our Gold specification and offers generous accommodation, plus a single garage. The accommodation includes entrance hall, kitchen/dining/family room, living room, WC, Utility room, study, en-suite bathroom to master bedroom, second en-suite bedroom, two further bedrooms and family bathroom. VIEWINGS STRICTLY BY APPOINTMENT.



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## Ground floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(12 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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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#### Ground Floor

On the ground floor there is an entrance hall with a staircase and doors leading to a living room, study and kitchen/dining/family room. The kitchen/dining/family room runs the length of the house and has direct access onto the garden through sliding doors. The kitchen benefits from integrated appliances, Silestone worktops, a breakfast bar to divide the space alongside a bay window to elevate the space. The ground floor also benefits from a WC, underfloor heating throughout and Amtico flooring to select areas.

#### First Floor

The principal bedroom offers generous storage with built in wardrobes and an ensuite bathroom with vanity unit complete with Amtico flooring and modern white sanitaryware. Bedroom two also benefits from built in wardrobes and a second en-suite shower room fitted with Minoli wall tiles and Amtico flooring. There are a further two bedrooms off the landing with a family bathroom fitted with Minoli wall tiles.

#### Outside

The house benefits from a landscaped front garden with a bloc paved drive, providing off road parking leading to a single garage with power points and lighting. To the rear of the property a patio runs the length of the house, opening to the garden. The rear garden also has an external tap, plug socket and lighting fitted as standard.

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#### The Location

Wilstone is nestled in the beautiful Hertfordshire countryside, offering a charming village setting with a strong community feel.

Sitting on the border of the Chiltern Hills Area of Natural Beauty (AONB). This attractive village is set on the Grand Union Canal, providing the perfect countryside escape to its residents looking for a Sunday afternoon stroll criss-crossing quaint bridges and watching colourful barges navigating the locks.

It offers the best of urban amenities in nearby Tring, with direct trains into London Euston, in as little as 36 minutes.

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately, we will not be able to progress any proposed purchase until we are in receipt of this information.

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