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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...



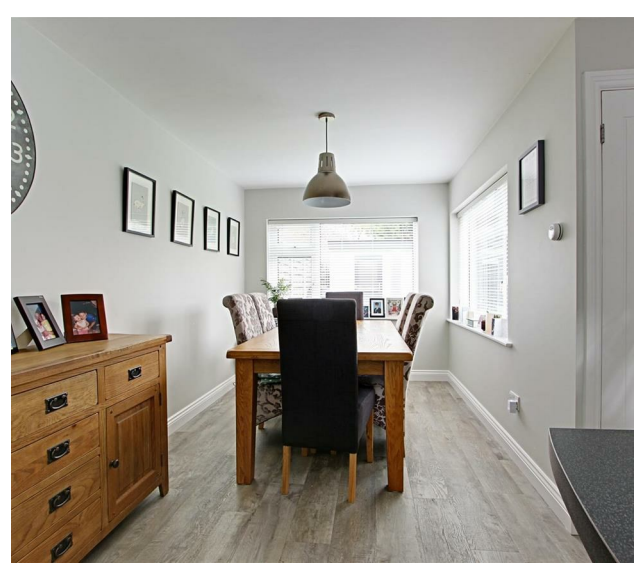
**Tring**  
ASKING PRICE £600,000

# Tring

ASKING PRICE

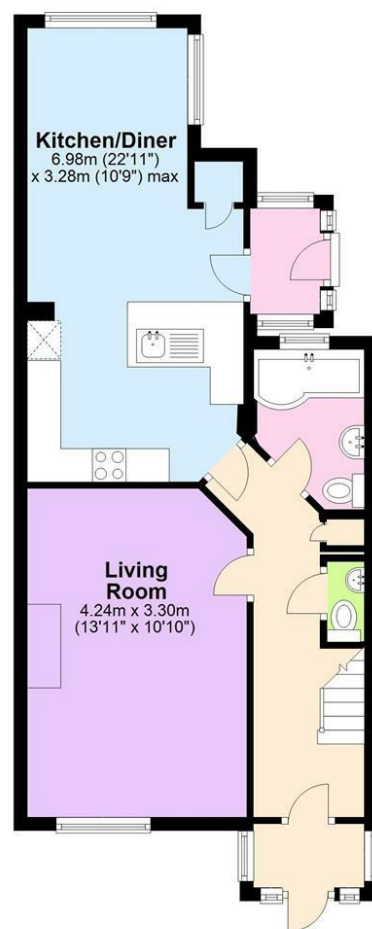
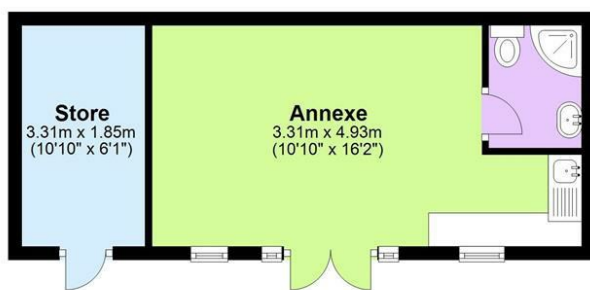
£600,000

Rare to the market is this extended semi detached house with self contained, detached annex to the rear with its own kitchenette and shower room, plus planning permission to extend to the side and rear as shown in floorplans.

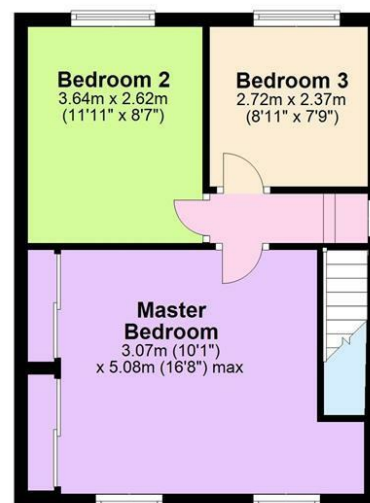


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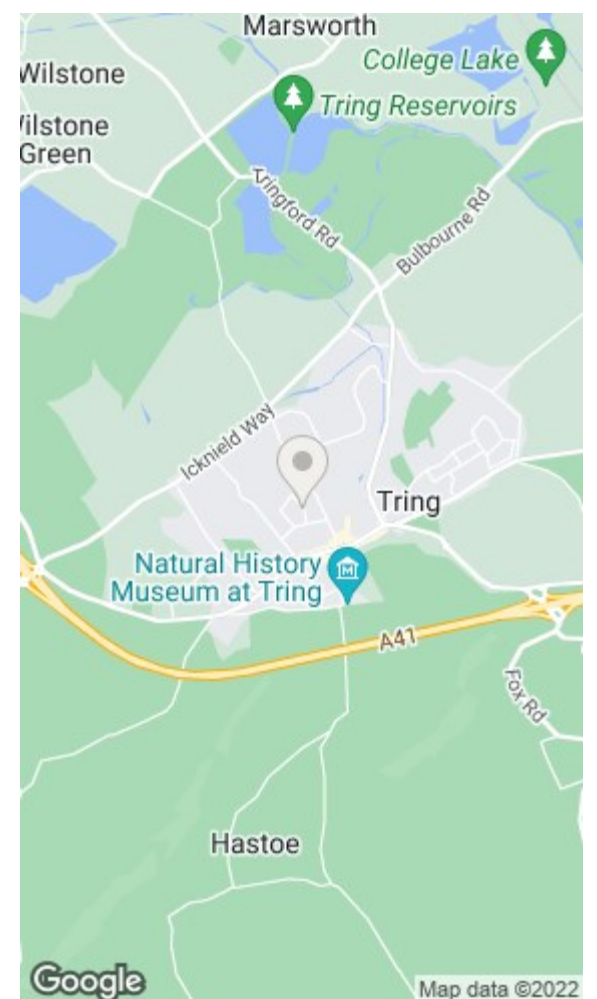
Ground Floor



First Floor



All measurements are approximate. Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
50	73		



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A fabulous three bedroom home within walking distance of the High Street and local schooling.



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#### Ground Floor

As you open the front door you enter the reception hallway which has stairs rising to the first floor with storage under and doors opening to the ground floor accommodation. Directly ahead of you a door opens to a useful ground floor bathroom while a door to the left hand side opens to a dedicated living room. A second door on the left hand side then opens to a kitchen area which is fitted with a good range of high gloss white base and eye level units incorporating several drawer units. Integrated appliances include a washing machine, dishwasher and oven unit with hob and extractor over. The kitchen is open plan to the dining room which has a window to the rear and side aspect and a door opening to a useful rear lobby.

#### First Floor

Rising to the first floor there are doors opening to all three double bedrooms with a hatch from the landing opening to the attic space which could be converted into a master bedroom with ensuite STPC to match so many of the other properties on the road.

#### The Annexe

The detached annexe runs almost the entire width of the property and is positioned at the rear boundary. Set out as an open plan studio apartment there is a kitchenette in one corner and a door opening to a dedicated shower room. To the side of the Annexe is a walk in store, ideal for garden tools.

#### Driveway & Gardens

A generous block paved driveway to the front of the property extends down the side giving gated access to the rear garden which is mainly laid to lawn and enclosed to all three boundaries by a range of fencing.

#### 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 and within a short walk of the property). Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

#### Tring 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.

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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