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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Tring

OFFERS IN EXCESS OF

£600,000

Located in a town centre location in the heart of Tring yet boasting a set back position with allocated parking directly to the rear of the property. With three double bedrooms, ensuite to the main and a wonderful open plan kitchen/dining room.

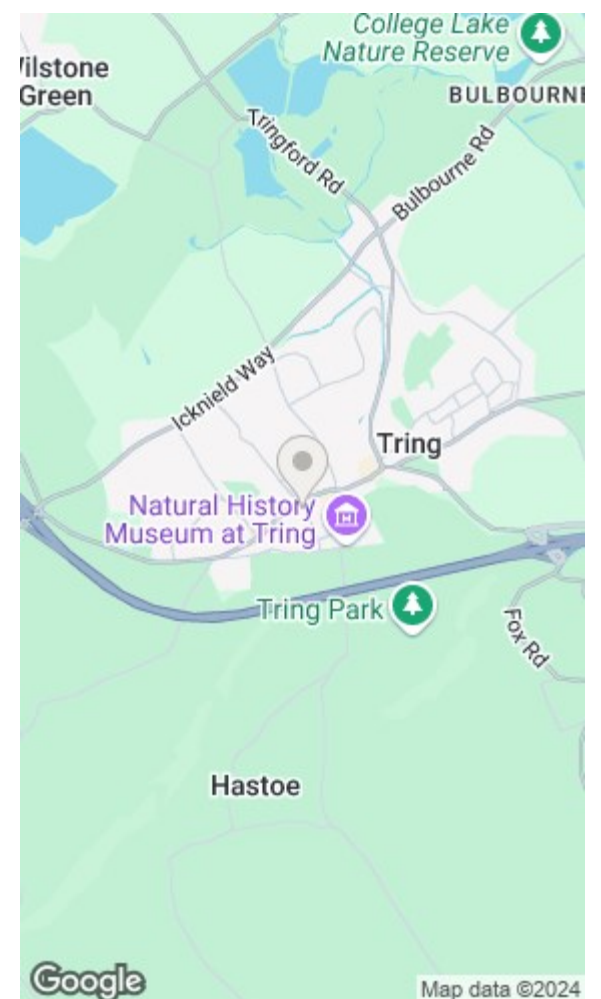
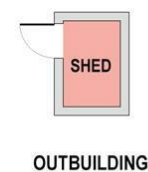
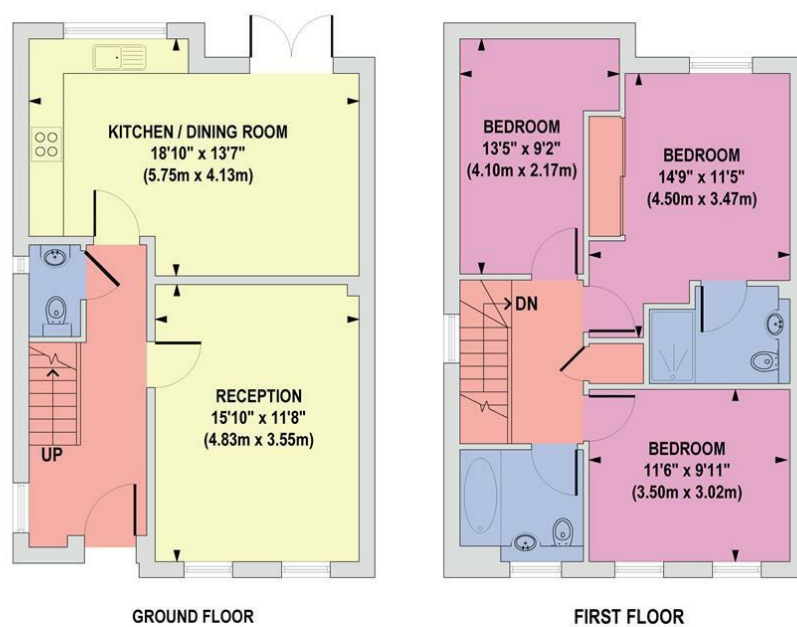
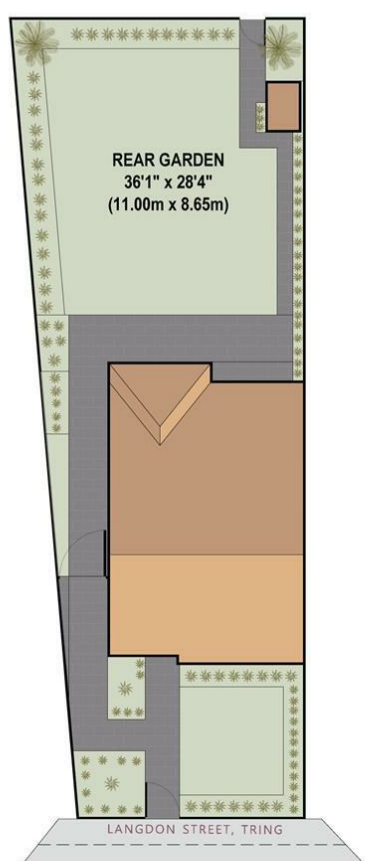


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## LANGDON STREET

TRING

Approximate Gross Internal Floor Area  
1083 sq. ft / 100.65 sq.



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](http://www.vertasuk.com)

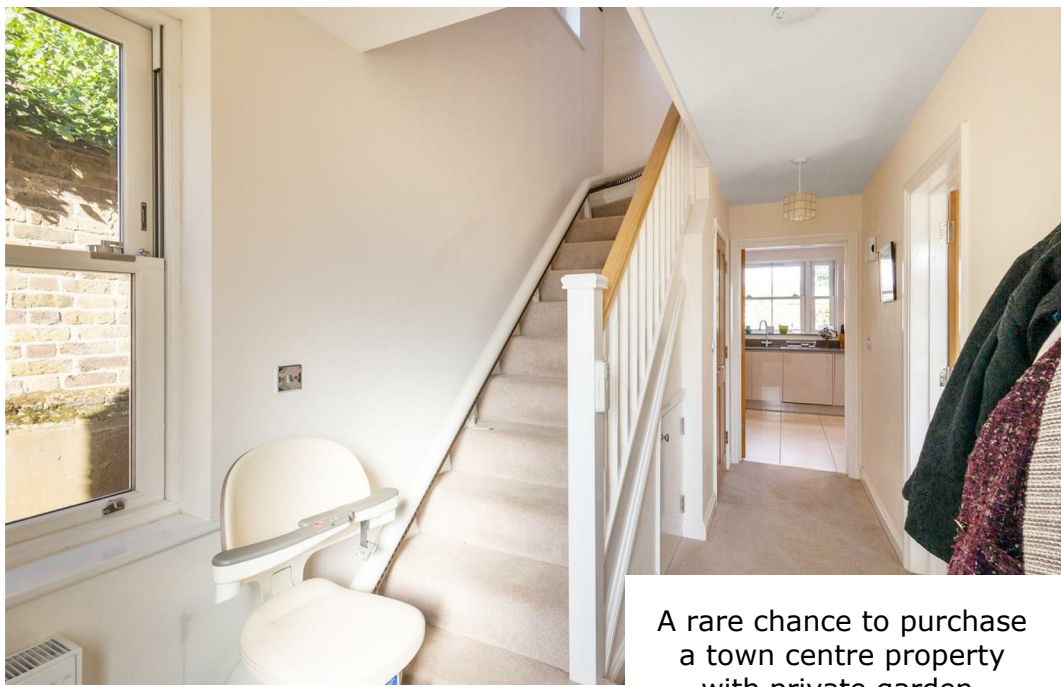
| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               |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



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A rare chance to purchase a town centre property with private garden, allocated parking and ensuite shower room.



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#### Ground Floor

The pretty front garden which is enclosed by wrought iron fencing has a pedestrian gate opening to the garden with flagstone patio leading to the front door which opens to a spacious entrance hall. With stairs rising to the first floor a door opens to a ground floor cloakroom, another door opens to a dedicated living room with bay window to the front a door directly ahead of you opens to a high specification, fitted kitchen/dining room where French doors open to the garden.

#### First Floor

A good size first floor landing has doors to all three bedrooms and to the family bathroom which has been fitted with a white three piece suite to include a panelled bath, low level wc and wash basin set within a vanity unit. The principal bedroom has a bank of fitted, mirror fronted wardrobes with ample hanging and storage space. There is an ensuite shower room to the principal bedroom which also has a low level wc and wash basin.

#### Outside

The pretty front garden has a lawned area to one side and a flagstone pathway leading to both the front door and to the pedestrian gate to the side which leads to the rear garden. A flagstone patio area at the rear of the house continues down one side of the rear garden to the rear boundary where there is a timber framed garden shed and a pedestrian gate opening to the allocated parking area. Fully enclosed by a range of fencing and a characterful brick wall to one side. Mainly laid to lawn there are several mature beds and borders

#### 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.

#### 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.

#### 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 until we are in receipt of this information.



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