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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

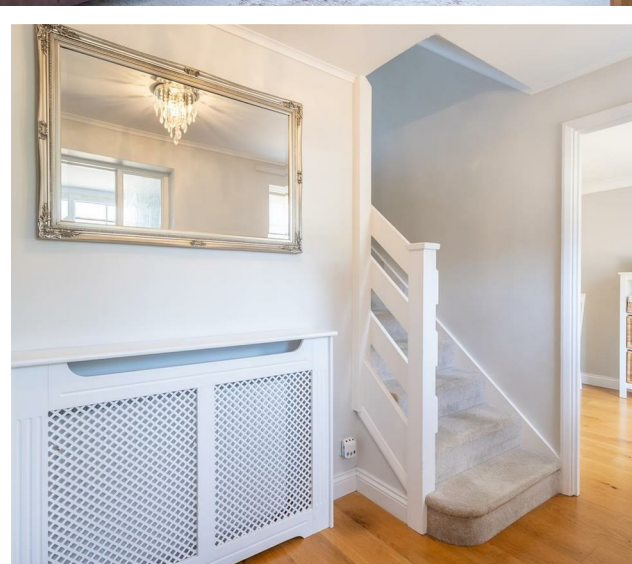
PRICE GUIDE £575,000

# Tring

## PRICE GUIDE

£575,000

A family home positioned in a residential cul-de-sac close to the town centre and schools and boasting four bedrooms, two reception rooms, refitted bathroom and ground floor cloakroom, driveway, garage and private rear garden.

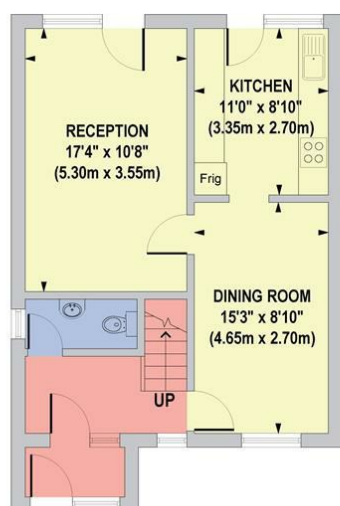
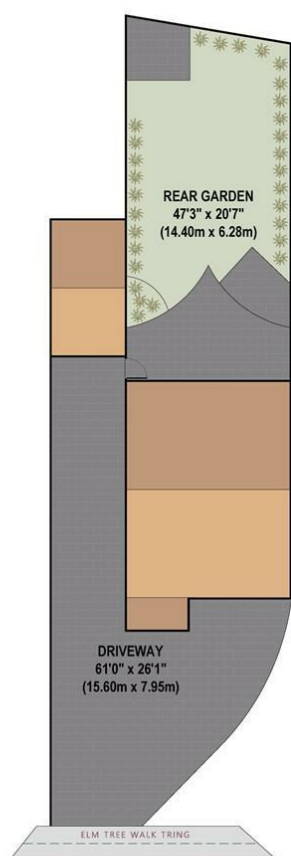
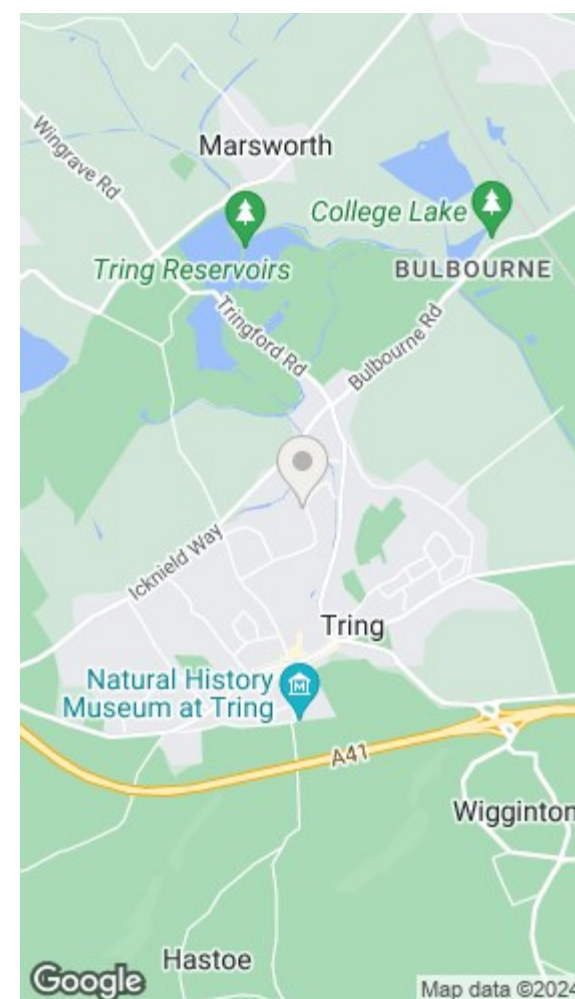


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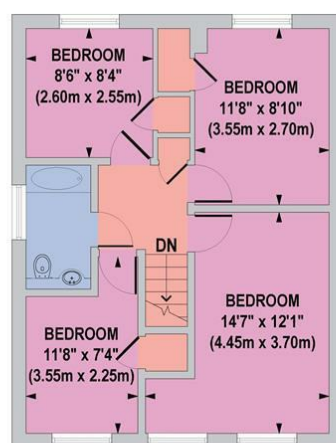
## ELM TREE WALK

### TRING

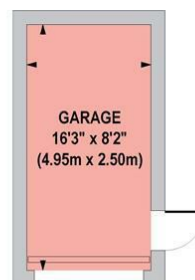
Approximate Gross Internal Floor Area  
 1230 sq. ft / 114.35 sq. m (Including Outbuilding)  
 1097 sq. ft / 101.98 sq. m (Excluding Outbuilding)



GROUND FLOOR



FIRST FLOOR



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(82 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
EU Directive 2002/91/EC	84	71	EU Directive 2002/91/EC
England & Wales			England & Wales





A chance to purchase a detached four bedroom family home which boast driveway, garage and private garden.



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#### Ground Floor

The ground floor comprises of a large sitting room, separate dining room, kitchen and refitted ground floor cloakroom. The kitchen has been upgraded and benefits from modern units, worktops and an integrated dishwasher. The hallway and dining room have been finished with oak wooden flooring.

#### First Floor

The first floor offers a spacious principal bedroom with a range of fitted wardrobes, three further bedrooms of excellent proportions and family bathroom with an Aqualisa shower unit over the bath.

#### Outside

To the rear of the property is a well maintained garden which is mainly laid to lawn with a seating area. This is enclosed by fencing offering a high degree of privacy. The driveway to the front of the property has also been extended offering ample parking for several vehicles which leads to a single garage with metal ip and over door and pedestrian door to the rear garden.. Viewing of this family home is highly recommended.

#### 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.

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



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