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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

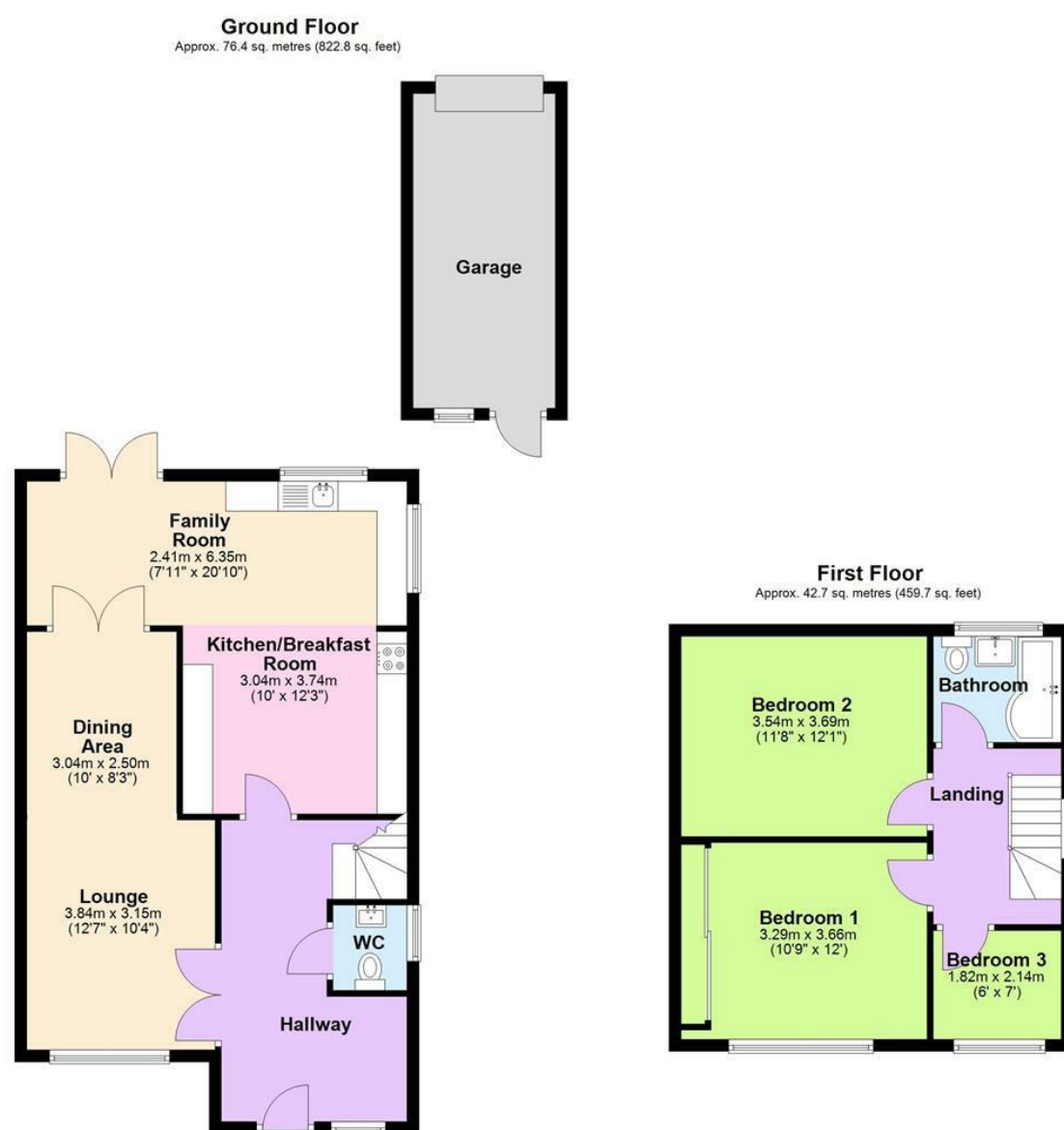
## PRICE GUIDE

£575,000

A wonderfully located family home with a garage and driveway to the rear and a well tended, private rear garden. Positioned in a traffic free location just a stones throw from Tring school and the amenities of the high street and providing a flexible kitchen/dining/family room in addition to a dedicated living room.

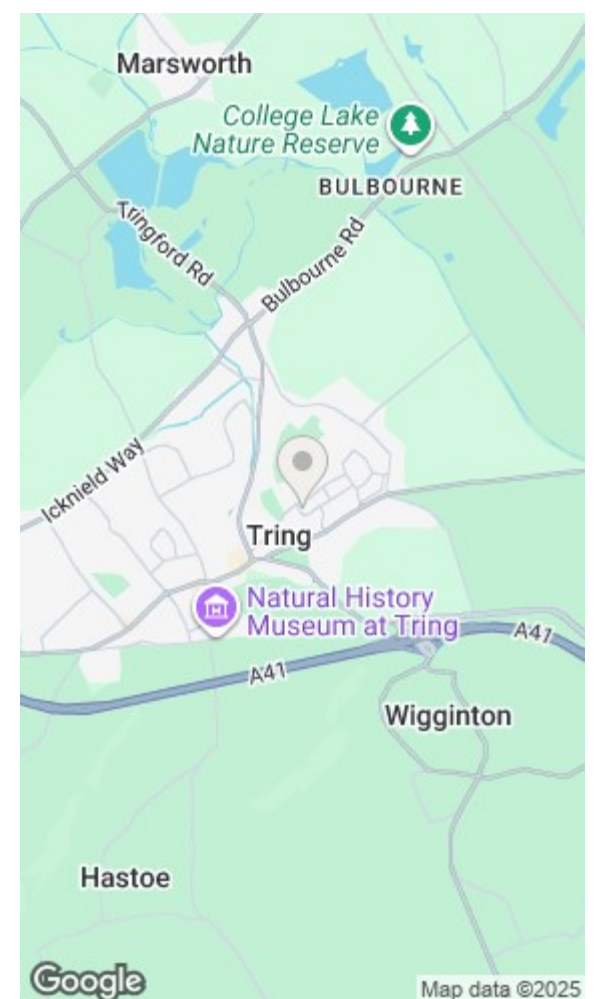


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Total area: approx. 119.2 sq. metres (1282.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	71	A	C
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





An extended family home in a prime and sought after position in the heart of Tring town.



#### Ground Floor

A large and welcoming entrance hall welcomes you into the property with stairs rising to the first floor and a door opening to a ground floor cloakroom which is fitted with a white two piece suite. Double doors open to the principal reception space which has a window to the front and double doors opening to a wonderful open plan kitchen/dining/family room which is flooded with natural light by means of the window to the rear, French doors opening to the rear garden and the Velux windows to the part vaulted roof in addition to another window to the side. The kitchen space has been comprehensively fitted with an extensive range of base and eye level units which also incorporates a number of drawers with work tops over.

#### First Floor

The landing area has doors opening to all three of the bedrooms and to the family bathroom which is fitted with a white three piece suite. The principal bedroom overlooks the pleasant green at the front of the house and boasts mirror fitted wardrobes which span the entire width of the room.

#### Outside

Fronting a pleasant green the property has a pathway leading to the front door and is well screened with a variety of bushes and specimen trees to the boundaries. The pathway leads to a pedestrian gate which opens to the rear garden. The rear garden is well tended and while being laid to lawn and enclosed by fencing there is a patio area directly to the rear of the house with a pathway to one side leading to the rear boundary where a pedestrian gate leads to the garage with metal up and over door and driveway parking.

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#### The Location

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

#### 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 principle.
2. Evidence of deposit funds if cash. 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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