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Temptation comes in many forms...



Tring

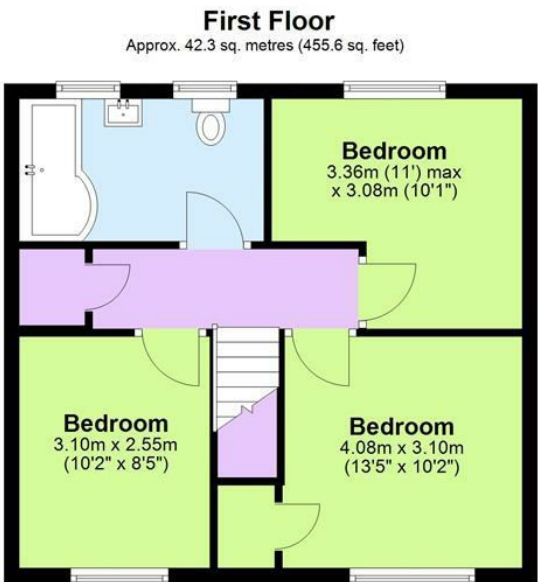
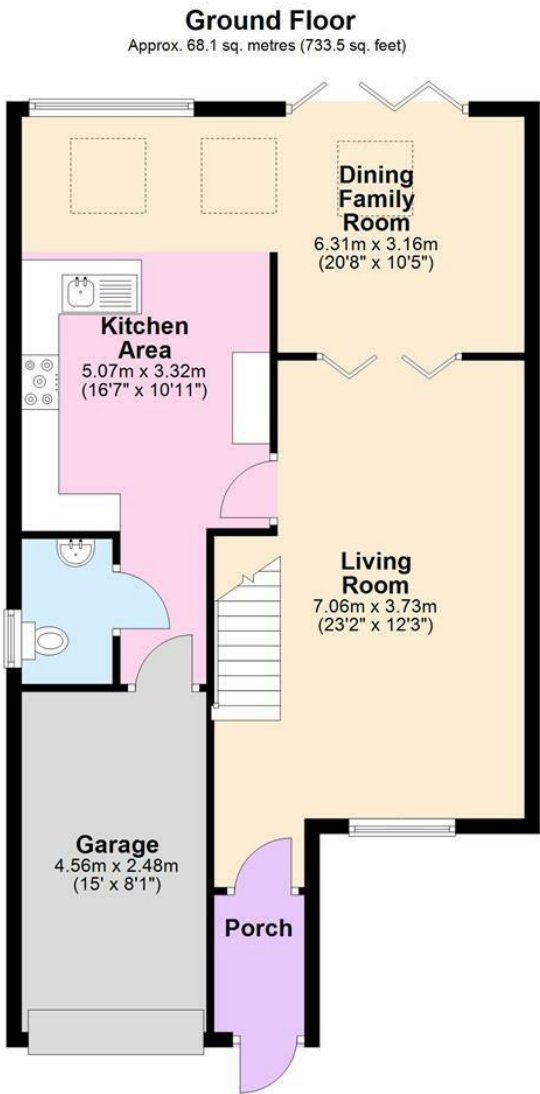
GUIDE PRICE

£635,000

Sterling are delighted to offer for sale this rarely available detached family home which boasts a stunning open plan kitchen/dining/family room to the rear in addition to a separate living room, three good size bedrooms and refitted family bathroom and all within a stroll from the High Street and in Catchment for Ofsted outstanding Goldfield school.



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Total area: approx. 110.5 sq. metres (1189.1 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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





A level walk from the High Street and a stones throw from Goldfield Primary School (OFSTED outstanding).



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Ground Floor
A useful entrance porch opens to an inner hallway which has stairs opening to the first floor and is open plan to the dedicated living room which has a window to the front and wide planked engineered flooring which leads through to bi-folding doors opening to the open plan family/dining room which runs the full width of this space. A light and airy reception space with bi-folding doors from the family area opening to the rear garden and a window to the dining area overlooking the garden. The dining space flows naturally through to the kitchen space which is comprehensively fitted with a range of high gloss base and eye level units and solid oak worktops over. A ground floor cloakroom with a window to the side and fitted with a white two piece suite including wash basin with vanity unit and low level wc completes this level.

First Floor
The first floor landing has a hatch to the attic space which could provide the potential for conversion STNP should more space be required. There are doors opening to all three excellently proportioned bedrooms which include the main bedroom over looking the front and boasting a deep set over-stairs storage cupboard. The family bathroom has been fitted with a white three piece suite to include a kidney shaped bath with independently operated shower screen over.

Outside
To the front is a good size driveway laid to a combination of shingle and hardstanding which provides ample off road parking. An electric roller door opens to a single garage which has a pedestrian door opening to the house. To the rear of the house is a raised timber decked area, an ideal place to enjoy al fresco dining with family and friends due to the sunny Southerly aspect of the garden. Steps leads down to the main section of the garden which is laid to lawn and fully enclosed by fencing. Hardstanding to one corner has a timber framed shed positioned on it while the other corner is laid to shingle.

The Location
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.

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.

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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