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Temptation comes in many forms...



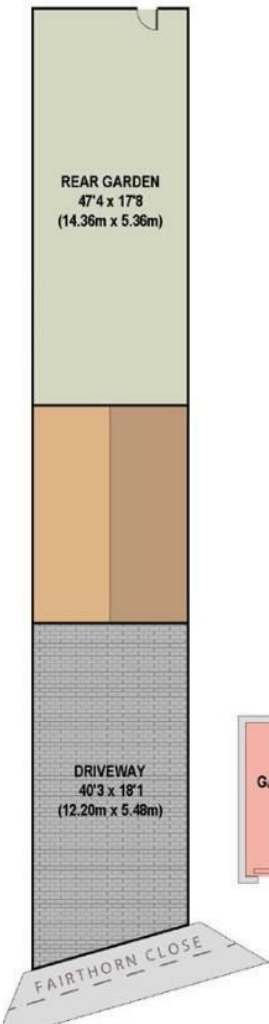
Tring
OFFERS IN EXCESS OF £450,000

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Sterling are delighted to present this enhanced three bedroom property to the open market boasting a Southerly facing garden, garage and driveway parking. Additionally there are three bedrooms, all with fitted cupboards and a refitted family bathroom. Easy striking distance to Goldfield and Bishops Wood schools.

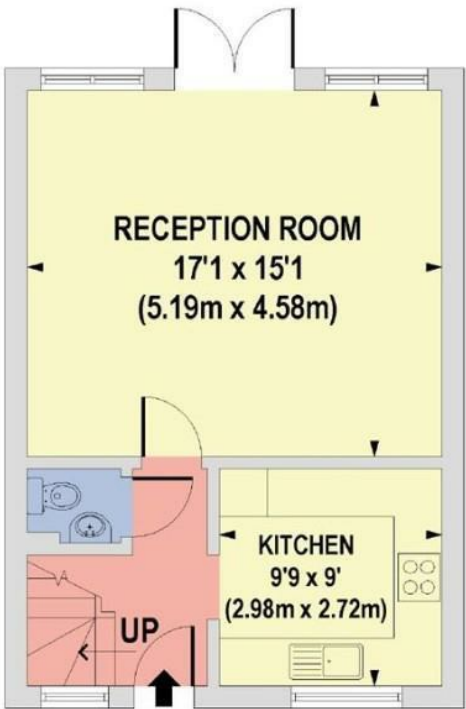


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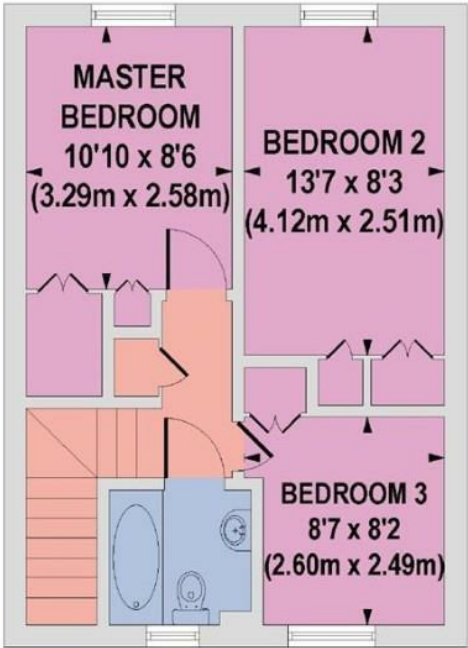


FAIRTHORN CLOSE
Tring

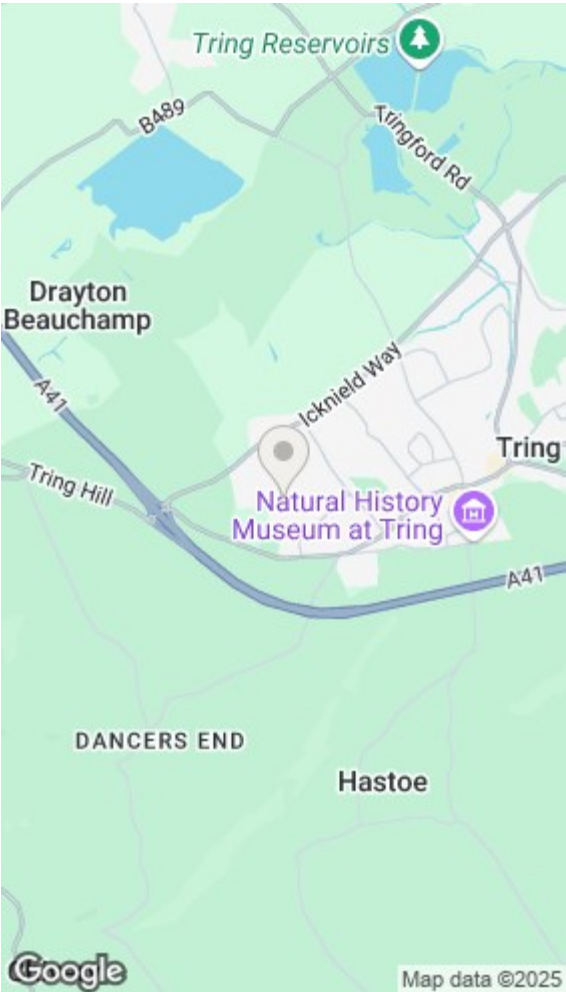
Approximate Gross Internal Floor Area
839 sq. ft / 77.92 sq. m



GROUND FLOOR



FIRST FLOOR



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 three bedroom family home with Southerly facing garden in an excellent school catchment.



Ground Floor
The front door opens to an entrance hall where doors open to all the ground floor accommodation and stairs rise to the first floor. There is a useful cloakroom off the hallway fitted with a two piece suite comprising low level wc and wash basin. The kitchen is positioned at the front of the property and is fitted with a comprehensive range of base and eye level units with roll top work surfaces over and several drawer units under. At the rear of the ground floor is a wonderful reception room which has ample space for several sofas and a full dining room table and chairs. French doors from here open to the Southerly facing garden.

First Floor
The landing area on the first floor has a hatch opening to the loft space and a cupboard housing the hot water cylinder. All three bedrooms boast fitted wardrobes with the two principal bedrooms at the rear and the third bedroom overlooking the front of the property.. The bathroom has been refitted with a white three piece suite including a low level wc, wash basin and panelled bath with shower screen over.

Outside
To the front of the property is a good size driveway providing spacious parking for two cars. There is a garage with a metal up and over door in an adjacent block. Directly to the rear of the property is a raised timber deck which leads to the main part of the garden which is laid to lawn. The garden is fully enclosed by fencing with a pedestrian gate giving access to the rear. At the rear boundary is a good size timber framed outhouse which is currently being used as a workshop but could easily be converted into a home office or gym.

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. The property is 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. The property is ideally placed to take advantage of all that the countryside around Tring has to offer.

Education Locally
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 Dundale junior school which is in walking distance. 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.

