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Temptation comes in many forms...



Tring

ASKING PRICE £575,000

Tring

ASKING PRICE

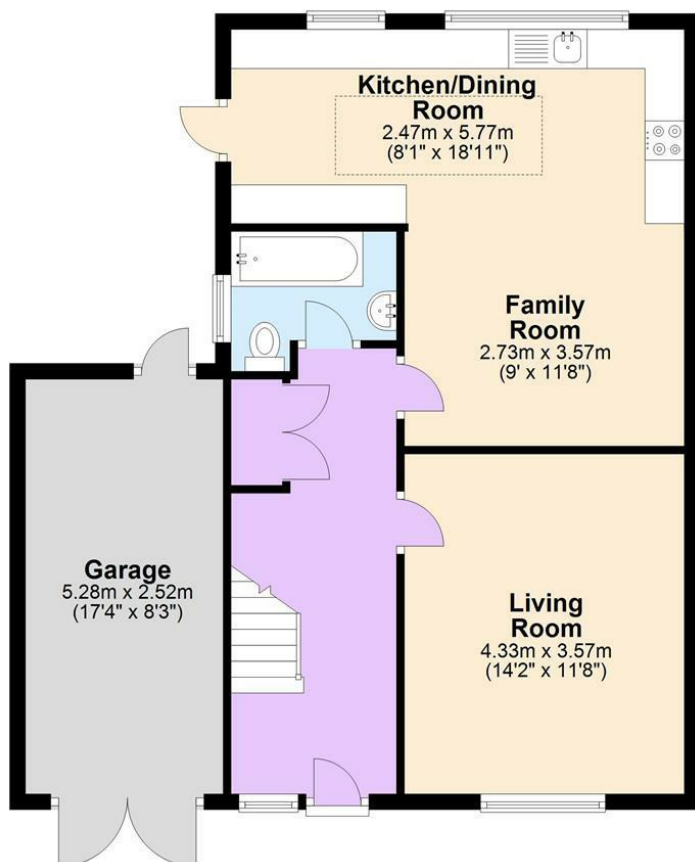
£575,000

" SOLD WITH NO ONWARD CHAIN COMPLICATIONS " An extended family home in a prime town centre location boasting 3 double bedrooms, 2 bathrooms and a lovely open plan kitchen/dining room overlooking a wonderful Westerly facing garden yet still offering scope for further enlargement STNP.

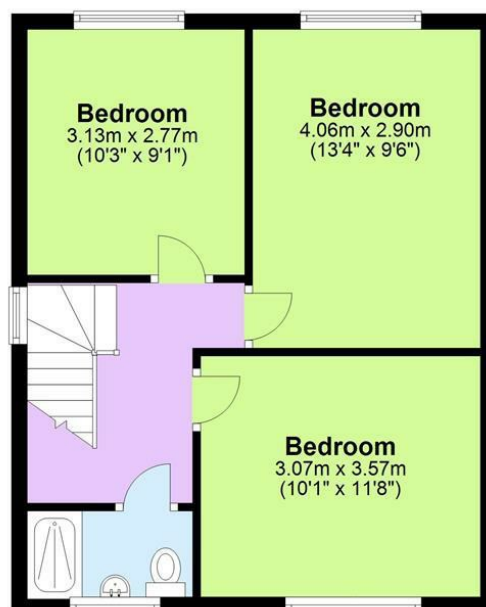


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Ground Floor
Approx. 73.4 sq. metres (790.5 sq. feet)

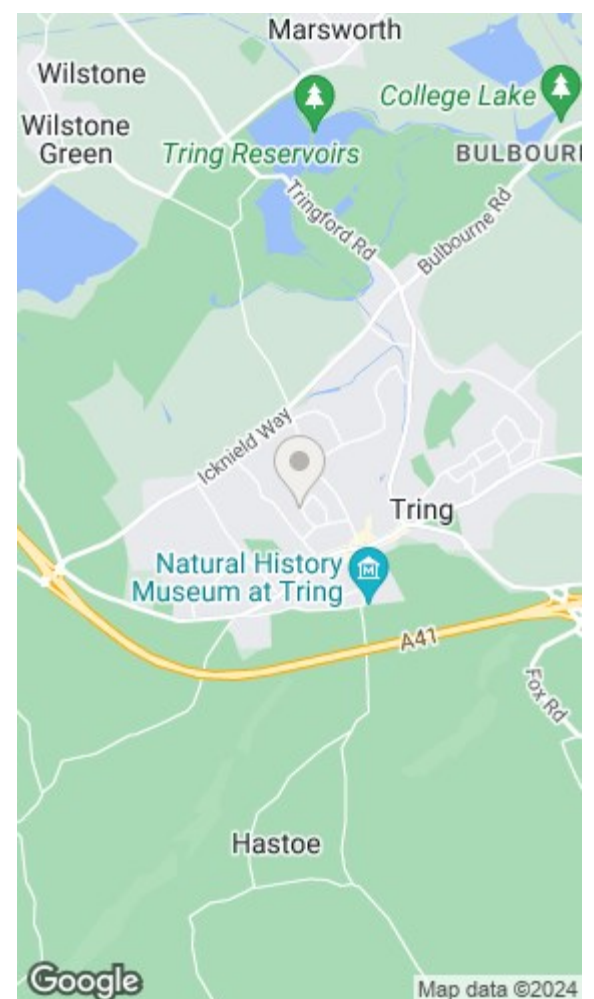


First Floor
Approx. 41.8 sq. metres (449.4 sq. feet)



Total area: approx. 115.2 sq. metres (1240.0 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| EU Directive 2002/91/EC | 81 | EU Directive 2002/91/EC | 66 |
| England & Wales | | England & Wales | |





A wonderful family home close to the High Street and well regarded local schools.



Ground Floor

As you enter the front door to the spacious reception hall you are immediately struck by how well this family home presents itself. Directly ahead of you are stairs rising to the first floor with double width under-stairs storage cupboards and doors opening to the ground floor accommodation. Over-looking the front of the property is the traditional 'front room' which also has an open grate fireplace and fitted cabinets to either side of the chimney breast. A second door from the reception hall opens to the open plan kitchen/dining room which is split into a distinct dining and kitchen space. The kitchen area has two windows to the rear aspect giving panoramic views over the exceptionally private Westerly facing rear gardens and is fitted with a good quality range of base and eye level units which also incorporate several drawer units, all neatly finished off with a solid wood work top over. A useful ground floor bathroom completes this level.

First Floor

Rising to the first floor a landing area has a window to the side and a hatch to the attic space which provides scope for conversion should more space be required. Doors open to all three bedrooms and to a luxuriously appointed shower room which boasts a corner shower, low level WC and wash basin. The Master and third bedrooms overlook the rear gardens whilst the second bedroom overlooks the front aspect. All bedrooms are of excellent double proportions.

Outside

To the front of the property is an extensive block paved driveway which leads to double doors opening to the garage which has a door and window to the rear garden. Directly at the rear of the house is a very private patio area with steps to and picket fence opening to the main part of the garden which is laid to lawn with mature beds and borders to one side aspect. To one corner of the rear boundary is a timber framed garden shed while a pergola with raised timber deck is positioned in the other corner and ideally place to catch the last rays of the setting sun well into the evening. The rear garden is fully enclosed with a range of panelled fencing.

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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.

Tring 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 unless we are in receipt of all the above outlined information.



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