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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

OFFERS IN EXCESS OF £450,000

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A rarely available 4 bedroom detached property with driveway, garage, private garden and excellent scope to extend to the rear. Early viewing essential to avoid disappointment.



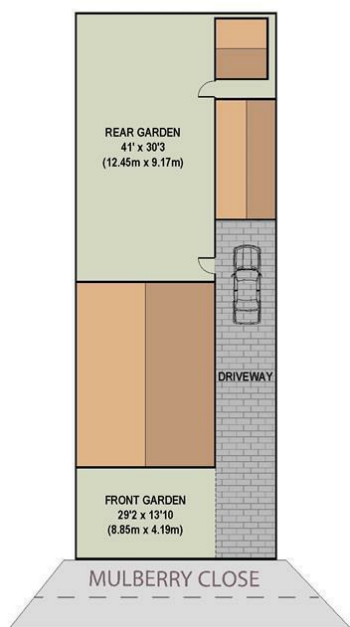
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## MULBERRY CLOSE

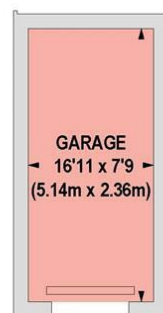
Tring

Approximate Gross Internal Floor Area

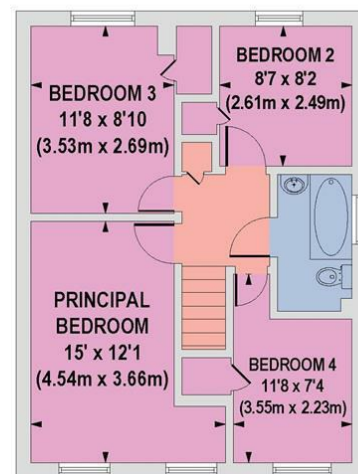
1194 sq. ft / 110.88 sq. m (Including Garage & Excluding Shed)  
1063 sq. ft / 98.75 sq. m (Excluding Garage & Shed)



GROUND FLOOR



GARAGE  
16'11" x 7'9"  
(5.14m x 2.36m)



FIRST FLOOR

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	86	99	99

Energy Efficiency Rating: 70 (Current), 86 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 99 (Current), 99 (Potential).





A rarely available detached family home which offers a driveway, garage, private garden and 4 well proportioned bedrooms.



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#### Ground Floor

You are welcomed into the property via the entrance hall which has stairs rising to the first floor landing and doors opening to a refitted cloakroom and to the dining room. Perfectly position for maximum use the dining room overlooks the front of the property and has a door opening directly to the kitchen and is semi open plan opening directly into the dedicated living room which has both a window to the rear and door opening to the patio. The kitchen has been fitted with a range of base and eye level shaker style units and also has a window and door opening to the rear garden.

#### First Floor

A generous landing space has doors opening to all four bedrooms and to the family bathroom which has been fitted with a white three piece suite to include a paneled bath with independently operated shower unit over. Two of the bedrooms overlook the rear aspect and both have fitted wardrobes while the other two bedrooms overlook the front.

#### Outside

To the front of the property is a small raised garden area laid to lawn and to the side is a driveway providing tandem parking for two cars and leading to a detached single garage with electric metal up and over door. The rear garden is an absolute delightful space and fully enclosed while a flagstone patio area directly to the rear of the house extends towards the rear boundary where a garden shed is neatly tucked away in the corner behind the garage.

#### The Location

A tucked away setting, on the outskirts of Tring Town Centre makes this a perfect location for families and commuters. Tring Station provides a frequent service to London Euston in approximately 37 minutes. The M25 (J20) is around 15 minutes' drive along the A41 bypass, providing excellent access to London airports. Tring offers many sporting clubs and facilities including Tring Rugby Club & Football Club, Cricket Ground, Bowles Club and Tring Leisure Centre. There are several excellent Golf Courses in the immediate area also.

Tring and nearby Berkhamsted both offer day to day amenities with thriving High Streets filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Marks & Spencer and Costa Coffee. This area is renowned for its choice of excellent schooling.

#### 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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