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you to **sell** or **let** your property?  
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# Temptation comes in many forms...



Tring  
OFFERS IN EXCESS OF £900,000



Tring

OFFERS IN EXCESS OF

£900,000

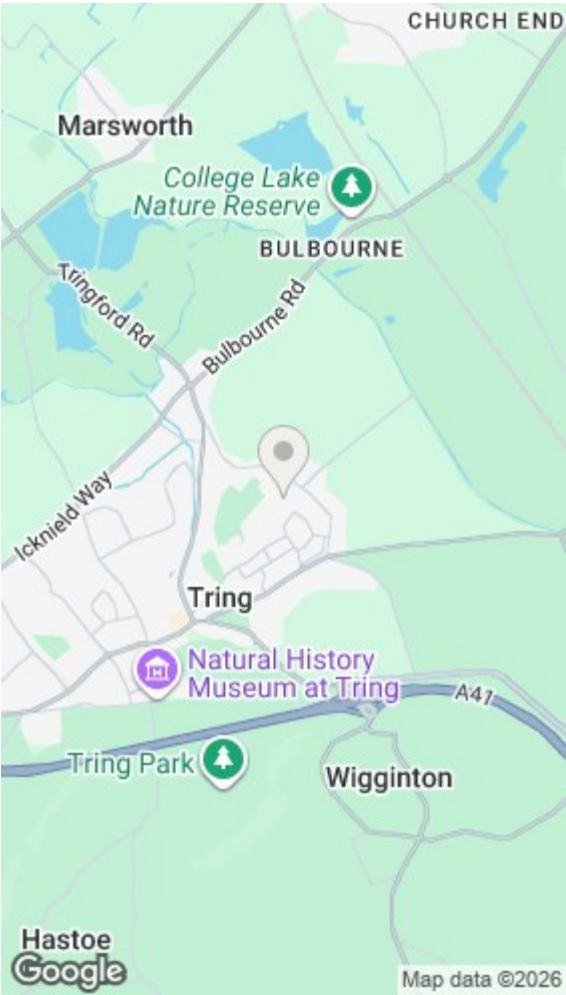
Located in a peaceful cul-de-sac position in the heart of The Grove area of Tring close to schools and station side of town. A fully refurbished and extended family home with a stunning open plan kitchen/dining/family room, a home office and 4 bedrooms with ensuite to the principal bedroom. Secluded Southerly facing garden and driveway.



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Sulgrave Crescent, Tring, HP23

Approximate Area = 1600 sq ft / 148.6 sq m  
For identification only - Not to scale



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









A chance to purchase  
a perfectly formed  
family home in a  
desirable location.



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**Ground Floor**  
A wonderful light and airy entrance hall welcomes you into this lovely family home. There are stairs rising to the first floor with a window to the side which allows light to flood this space. A door opens to a ground floor cloakroom with a fitted white suite and the former garage has been converted to a home office with a window to the front. There is a full height cloaks cupboard and a door opening to a formal reception room which overlooks the front of the property and boasts a contemporary stove inset into the fireplace. Doors from the hallways and the reception room open to a stunning kitchen/family/dining room which has a range of bespoke fitted cabinets and shelving to one wall and a door opening to a separate utility room.

**First Floor**  
A spacious landing area has doors opening to all four double bedrooms and to the family bathroom which has been fitted with a contemporary white three piece suite to include a shower over the bath. The master bedroom boasts both the advantage of a bank of fitted wardrobes and has a dedicated ensuite shower room.

**Outside**  
The property benefits from a set back position within this exclusive cul-de-sac with large driveway to the front and pedestrian gate to the side which leads to the stunning south facing rear gardens. With a good size patio area directly to the rear of the house the main part of the garden is laid to lawn with herbaceous borders to either side with a variety of specimen trees providing an excellent privacy screen. Fully enclosed by fencing the garden is an ideal place for the family to enjoy.

**The Location**  
The property is situated 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. 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, Grove Road Primary School which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
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