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# Temptation comes in many forms...



Tring

ASKING PRICE £750,000

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£750,000

A mature semi detached home on a large Westerly facing plot which has already been extended to the rear and offering scope for further extension to the side and into the attic space (STNP) and boasting the advantage of being sold with no upper chain. Early viewing critical to avoid disappointment.

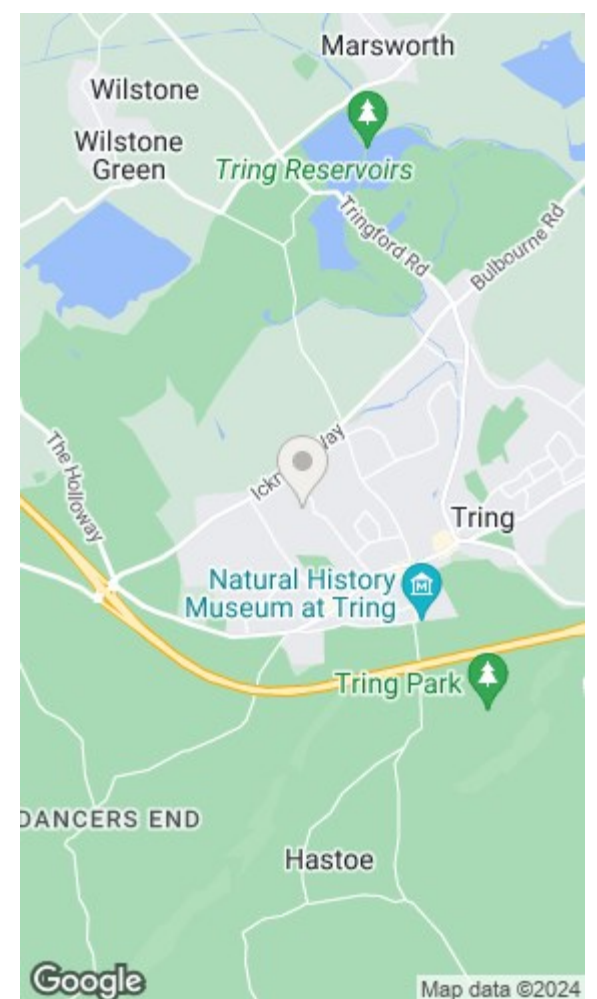


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Total area: approx. 1443.7 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	85		

**Energy Efficiency Rating Legend:**  
 A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-28), G (1-20)  
 Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-28), G (1-20)  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC



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Positioned on one of Tring's most popular roads on a good size plot and offering flexible accommodation throughout.



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#### Ground Floor

The property has been extended to the front so the door opens to a very spacious entrance hall which has stairs rising to the first floor and a courtesy door to the integral garage. Further doors open to the good size kitchen/diner and to the ground floor bedroom which could also be used as another reception room or even a dedicated home office. The open plan kitchen/diner has been fitted with a comprehensive range of base and eye level units which also incorporate a breakfast bar area. From the dining area an opening leads to a magnificent main reception room which boasts a vaulted ceiling, floor to ceiling windows to one side, Velux windows to the roof and sliding patio doors opening to the rear garden. From the kitchen space a door opens to a large utility room which is fitted with base and eye level units with a window to the side and door opening to the rear garden. From the rear lobby area there is also a ground floor shower room to accommodate the fourth bedroom.

#### First Floor

A landing area on the first floor has doors opening to all accommodation and a window to the side which is the idea area to access this area should a double storey extension be considered (STNP). All three bedrooms on the first floor are of excellent proportions with all of them having the advantage of fitted cupboards with the third bedroom also having dual aspect lighting with a window to the front and side. The main bathroom has been fitted with a three piece suite comprising panelled bath and vanity unit with sink recessed and wc with concealed cistern.

#### The Outside

The front driveway is laid to characterful block paving providing ample driveway parking and leads to the integral garage with metal up and over door, power, light and courtesy door to the entrance hall. A wrought iron gate to the side provides pedestrian access to the rear garden where there is an extensive flagstone patio directly to the rear of the garden and leads to the main portion of the garden which is mainly laid to lawn with a variety of mature beds and borders with several specimen trees. There are a number of outbuildings to include a timber framed garden shed, greenhouse and timber framed garden cabin which could be an ideal work shop, gym or even converted into a home office if desired.

#### The Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities. Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including Costa and Black Goo.

#### Education In The Area

The area boasts some excellent educational facilities, including Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all have superb reputations. This property is also within easy striking distance of the Ofsted outstanding Goldfield Primary school and Bishopswood Junior School.

#### Transport Links In The Area

London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular and direct train services to London Euston and Shepherds Bush in a little over 40 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

#### 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 principle.
  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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