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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

ASKING PRICE £650,000

Tring

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A wonderful three double bedroom property on a good size corner plot with gardens to the rear and side and direct access into the garage along with open plan kitchen/breakfast room and three bathrooms.

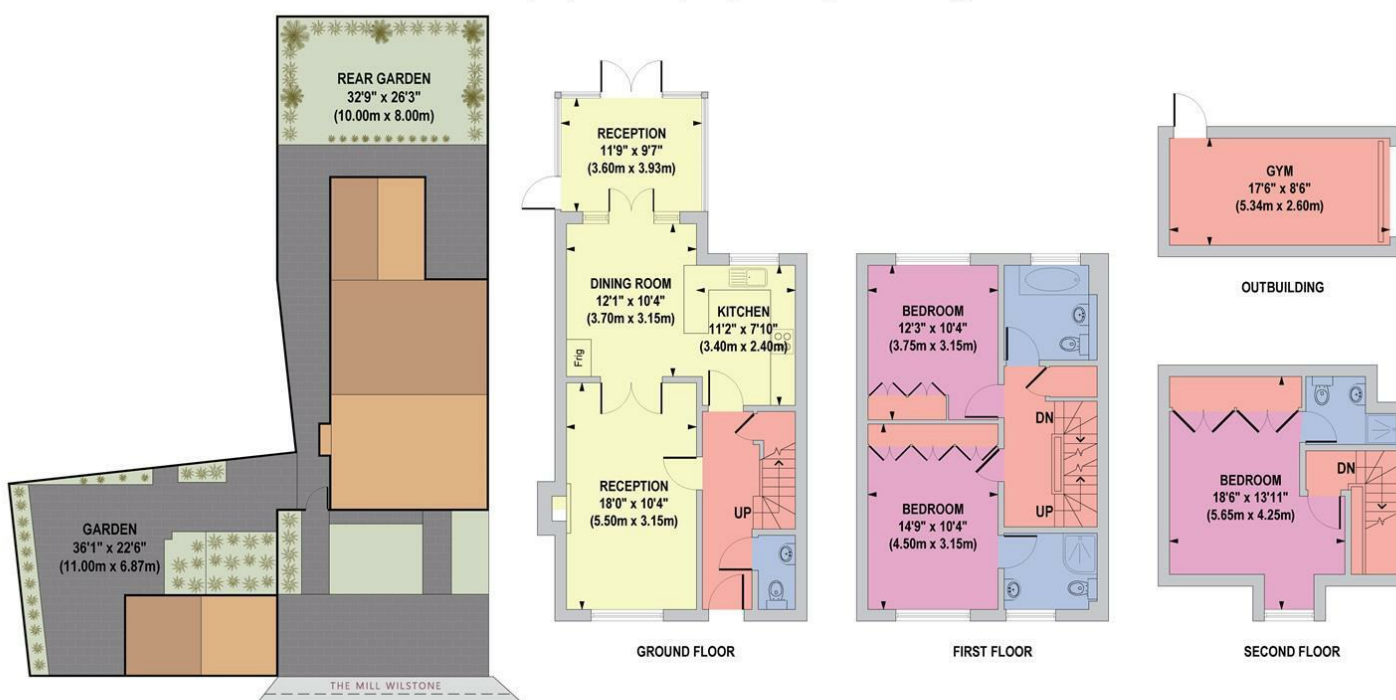


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THE MILL

WILSTONE

Approximate Gross Internal Floor Area
 1582 sq. ft / 146.97 sq. m (Including Outbuilding)
 1432 sq. ft / 133.09 sq. m (Excluding Outbuilding)



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.

Vertas - www.vertasuk.com



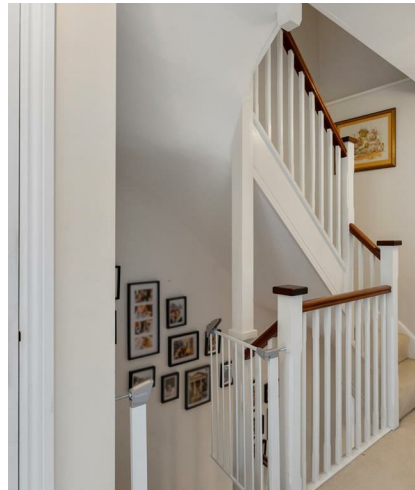
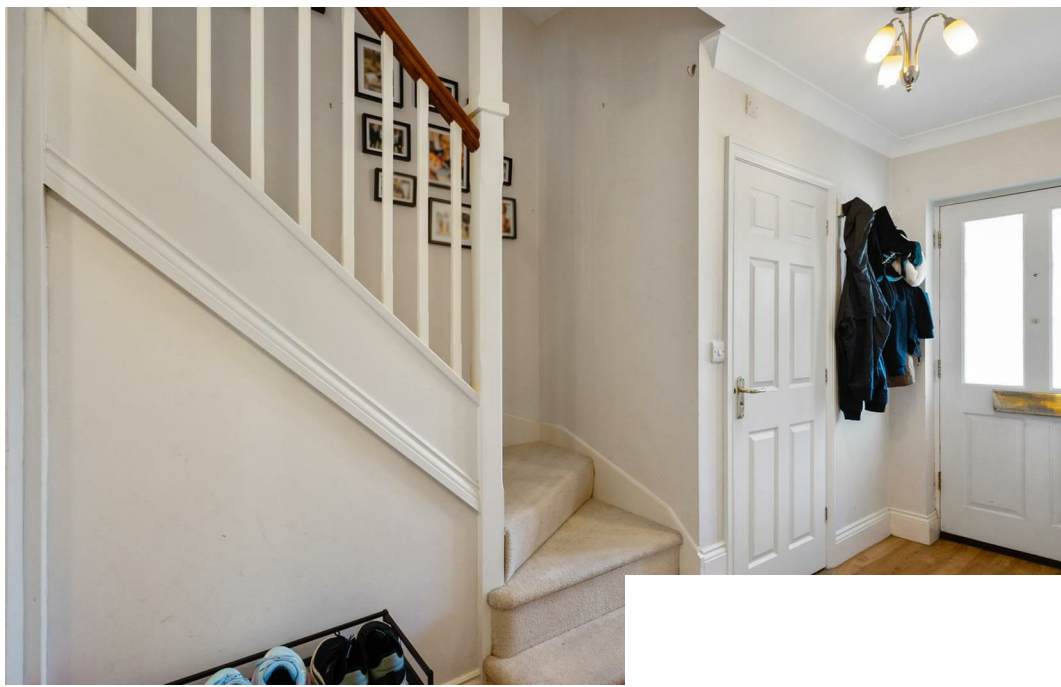
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	81	B	A



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Ground Floor

The front door opens to a spacious entrance porch which has stairs rising to the first floor with deep storage cupboard under. A door to the right hand side opens to a ground floor cloakroom while a door ahead of you opens to a lovely open plan kitchen/dining room which is fitted with a range of base and eye level units. A window to the rear and double French doors opens to a conservatory which doubles as the second living room and opens directly to the rear garden. The dedicated living room has a window to the front and a feature inset fireplace.

First Floor

The Landing of the first floor has doors opening to all first floor accommodation and a second staircase rising to the second floor landing. Both bedrooms at this level are of excellent doubles in proportions with one over-looking the rear and the other over-looking the front and boasting a range of fitted wardrobes and an ensuite shower room with walk in shower cubicle, wash basin, low level wc and frosted window to the front. The spacious family bathroom is also positioned on this floor and is fitted with a white three piece suite to comprise panelled bath, low level wc and wash basin with frosted window to the rear.

Second Floor

Ascending to the second floor there is a generous bedroom space with ample storage into the eaves spaces and a range of fitted wardrobes. Additionally this room benefits from a second ensuite bathroom with cleverly designed recess housing the shower cubicle along with a Velux window to the rear, low level wc and wash basin.

Outside

The property boasts two garden areas which are connected to one another. The first garden area to the rear of the property has a small terraced area leading to the main part of the garden which is laid to lawn and fully enclosed by fencing. This garden area has a number of mature specimen trees and hedging to the boundaries which provides an excellent degree of privacy. A flagstone pathway leads down the side of the house where gated access opens to the front of the property and to the side garden which has been landscaped with several raised borders and Indian sandstone patio. A pedestrian door opens to the garage (currently used as a home gym) which has power and light and up and over timber door to the front. The front of the property has a block paved driveway for two cars and leads to the garage with lawned area and flagstone pathways to the front door and to the side gate which opens to the garden.

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The Location

Wilstone is a particularly desirable and sought after village environment; with its strong sense of community, a pretty and welcoming village pub, allotments, a community shop, church and a village hall, which provide a range of sociable events to welcome newcomers. Situated on the edge of the Chiltern Hills, only a short walk to The Grand Union canal, being surrounded by delightful green belt countryside providing excellent walks around extensive fields and the spectacular reservoirs.

Transport Links

It is within a few miles of the town of Tring and the A41 provides access to the M25 within 20 minutes; Heathrow and Luton airports are within 45 minutes' drive. Rail links are fast and frequent from Tring station - London Euston around 36 minutes.

Education In The Area

Educational facilities are excellent for all ages including the highly regarded Tring Comprehensive School. There are a number of private schools in the area including the Tring Park School for the Performing Arts and Berkhamsted School with transport provided. There are nearby golf clubs and the world famous health resort Champneys.

Agents Information For Buyers

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 until we are in receipt of this information.



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