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# Temptation comes in many forms...



Tring

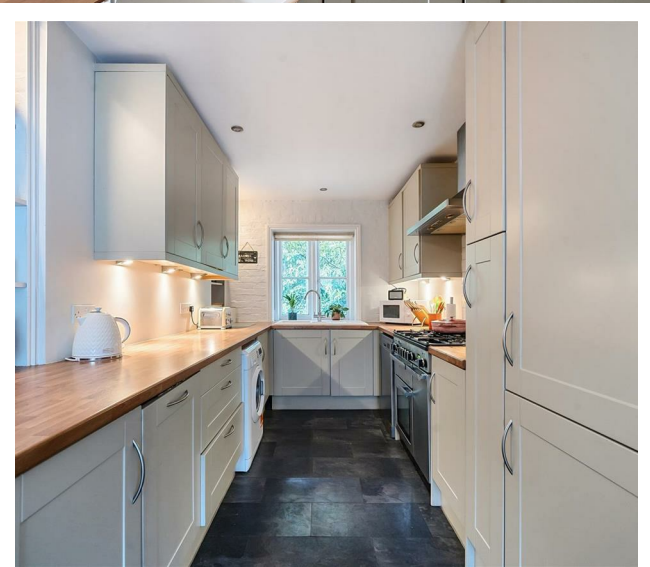
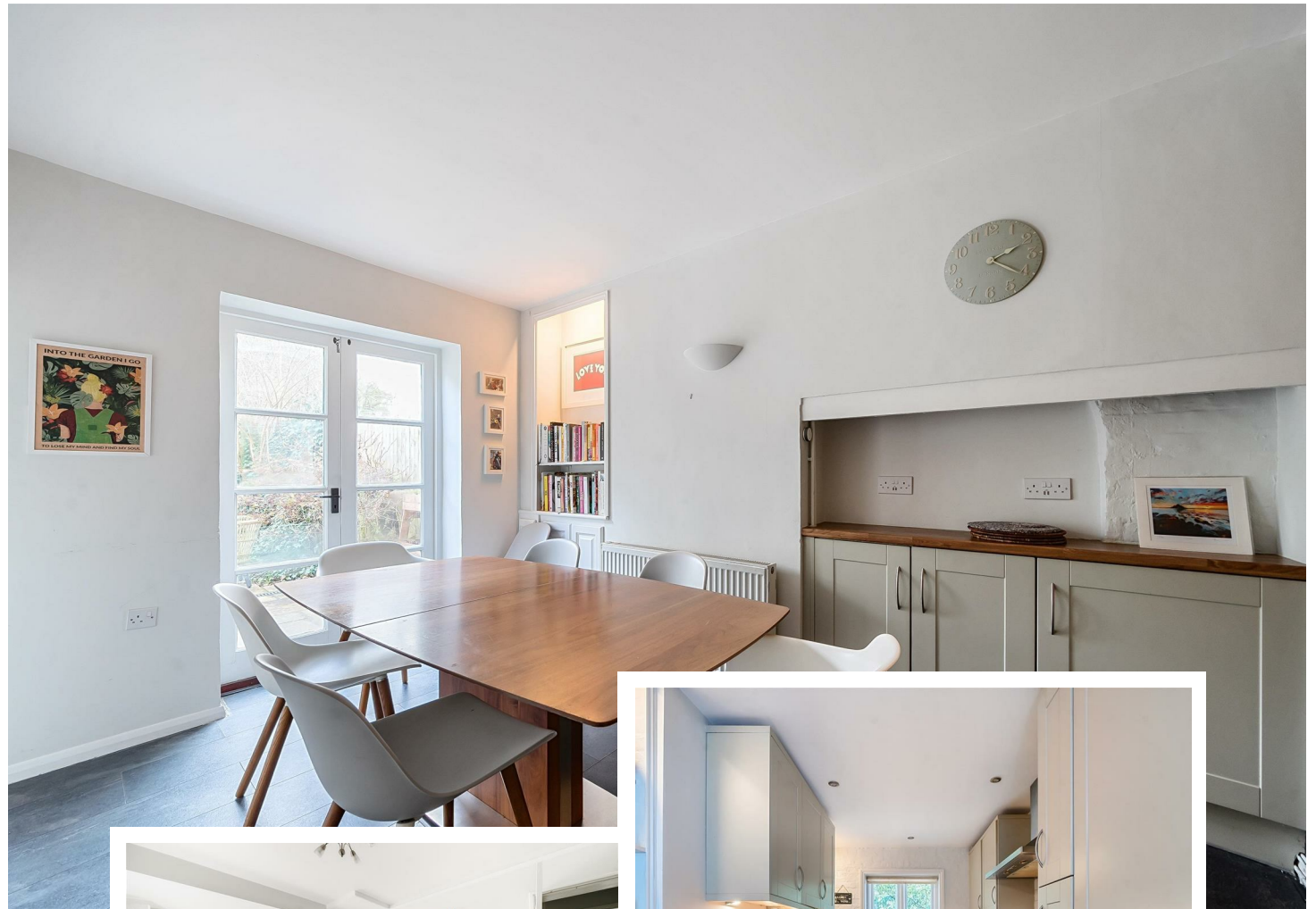
OFFERS IN EXCESS OF £1,000,000

# Tring

OFFERS IN EXCESS OF

£1,000,000

CHAIN FREE. Measuring approximately 2000 sq ft in size and positioned in a stunning no through road location in the centre of Tring with a large Southerly facing rear garden and boasting a wealth of character features yet retaining excellent scope to extend to the rear and into the attic space subject to planning.



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## Park Street, Tring, HP23

Approximate Area = 1799 sq ft / 167.1 sq m

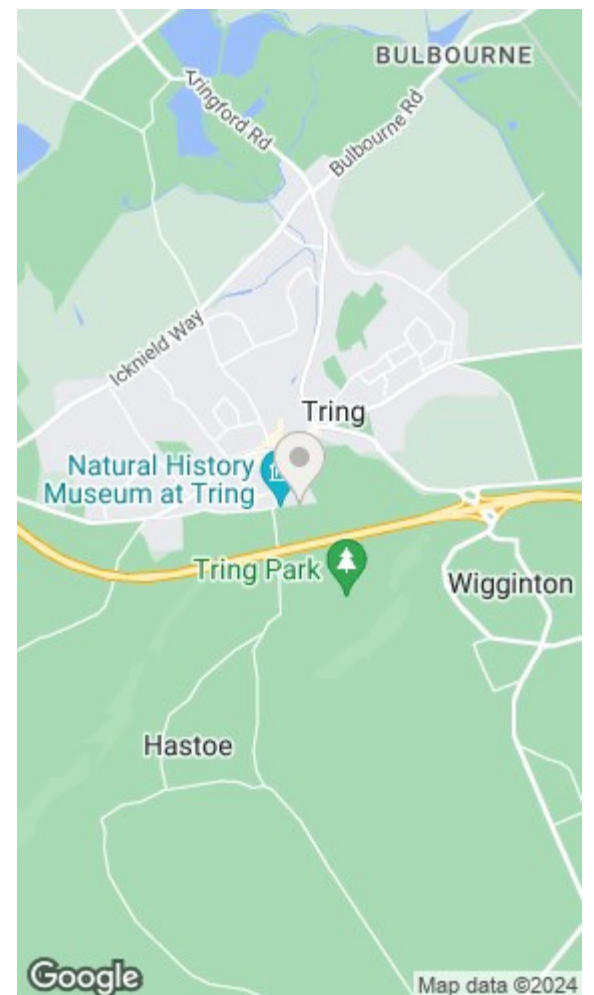
Garage = 270 sq ft / 25 sq m

Total = 2069 sq ft / 192.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1098838



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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 rarely available Rothschild home in a traffic free location in the heart of Tring.



#### Ground Floor

The entrance hall has a door to the left hand side which opens to the front room which makes an ideal reception room which is dual aspect with windows to the front and side, stripped wood floorboards and an open grate fireplace. The kitchen/dining room has French doors opening to the rear garden and a window to the front. The kitchen area is fitted with a comprehensive range of base and eye level units with solid wood work tops over. There is another reception room in the centre of the property which leads to a lobby area where a door opens to a ground floor cloakroom and another door opening to the family room has a window to the side and door opening to the rear garden. Stairs lead down to a wonderful cellar space which could be used for a variety of different uses - least of all as an excellent storage space for bottles of wine!

#### First Floor

A spacious landing area has ample space to add a second staircase and convert the vast attic space subject to planning, should more space be required for a growing family. Doors from the landing open to all four generously proportioned bedrooms which have a number of interesting roof elevations and high ceilings. There is a door that opens to the family bathroom which is fitted with a three piece suite to include a panelled bath with independently operated shower units and screen over. The main bedroom also boasts an ensuite shower room.

#### Outside

To the front of the property is a gravelled area leading to a flagstone driveway. From here a timber up and over door opens to a large garage which has power and light and courtesy door opening to the rear garden. Directly to the rear of the house is a flagstone patio area which leads to the main garden area which is predominantly laid to lawn and enclosed by a range of fencing. The rear garden benefits from a Southerly facing aspect and is exceptionally private with a range of specimen trees and planting to all three boundaries.

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#### 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

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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