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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 £400,000

Tring

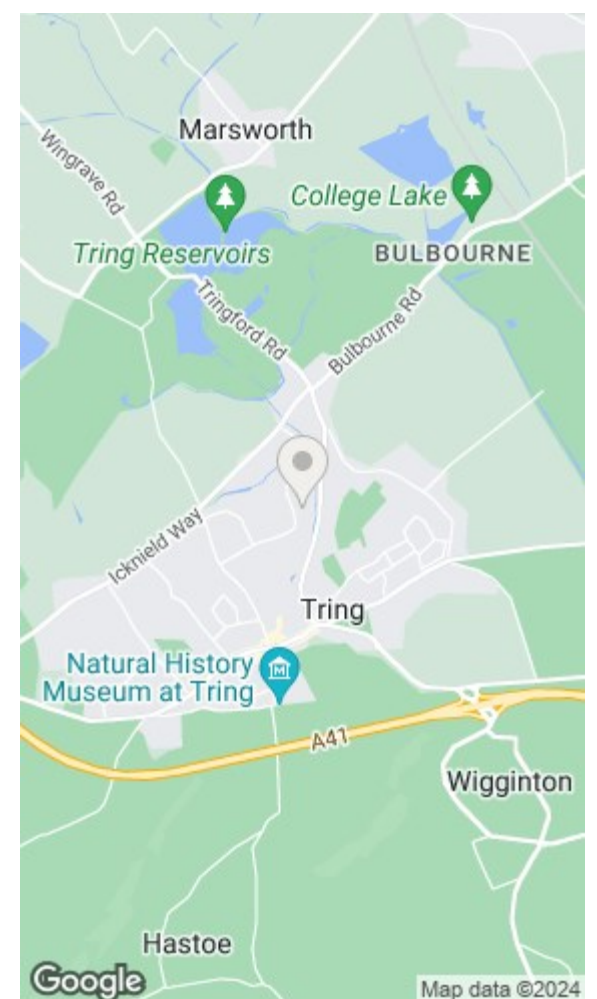
OFFERS IN EXCESS OF

£400,000

A chance to purchase a three bedroom property in a cul-de-sac location and within easy walking distance to the town centre and local schools and benefitting from a kitchen/breakfast room, family room and living room to the ground floor with three bedrooms and bathroom to the first floor..



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	86	A	A
50	86	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

England & Wales EU Directive 2002/91/EC





A mature three bedroom semi detached family home in a prime location for the town centre and with a Southerly garden.



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Ground Floor

The entrance porch has a door to the side which opens to a large utility room and a door directly ahead opening to the inner hallway. From the hallway there are stairs rising to the first floor with storage recess underneath and doors opening to the ground floor accommodation which includes a cloakroom fitted with a wc and wash basin. The kitchen/breakfast room is fitted with a range of base and eye level units with breakfast bar to one side and a window to the side. A glazed door opens to the conservatory which houses the family room and office space for two people home working. and sliding patio doors opening to the garden. From here a sliding patio door also opens to the principal reception room which is of excellent proportions.

First Floor

The first floor landing area has doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite to include panelled bath with shower attachment and screen over, vanity unit with recess wash basin and wc. Two of the bedrooms overlook the rear of the property while the third overlooks the front.

Outside

A low level brick wall with wrought iron railings has a gate which opens to the driveway and leads to the front door. to one side is a raised patio area. The rear garden is ideal for anyone looking for low maintenance. Mainly laid to a variety of flagstones the rear garden boasts a Southerly facing aspect and is fully enclosed with gated pedestrian access to the side.

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.

Education In The Area

The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Dundale School, Grove Road School and Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

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. 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.

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 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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