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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

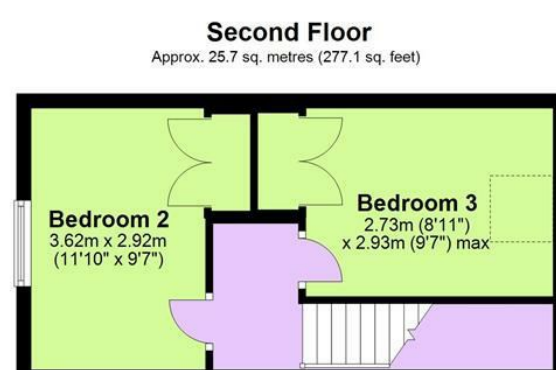
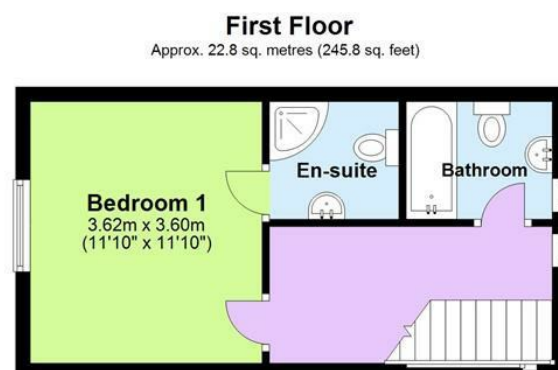
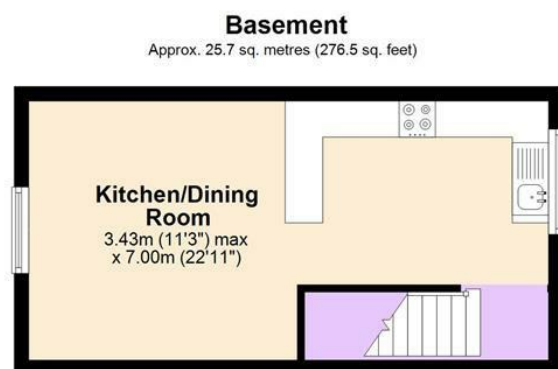
GUIDE PRICE

£450,000

VACANT POSSESSION NO UPPER CHAIN. A wonderful period townhouse situated in the heart of Tring conservation area boasting 3 bedrooms, reception rooms an eat in kitchen/breakfast room, two bathrooms and lovely south facing rear garden.

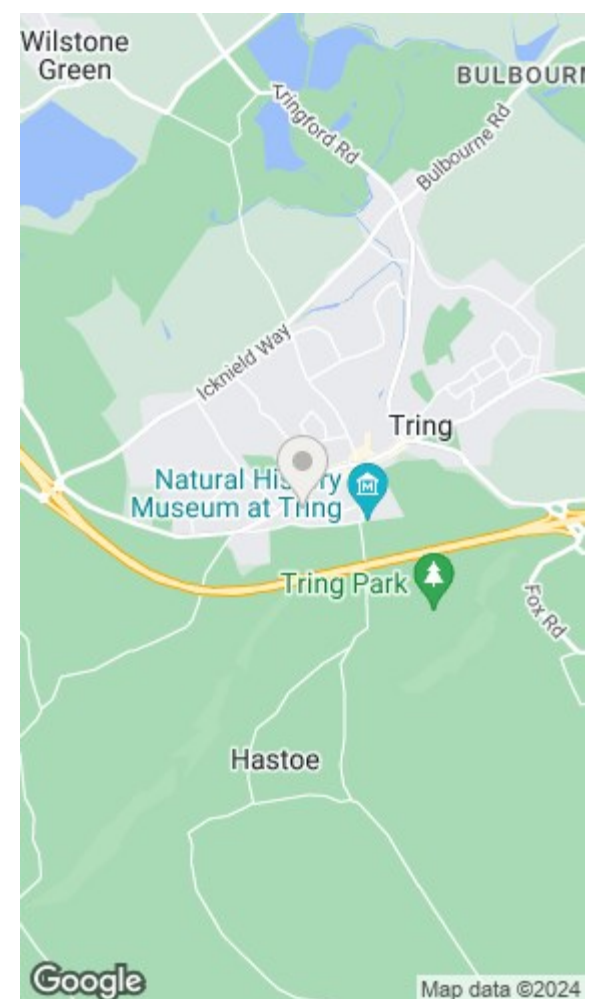


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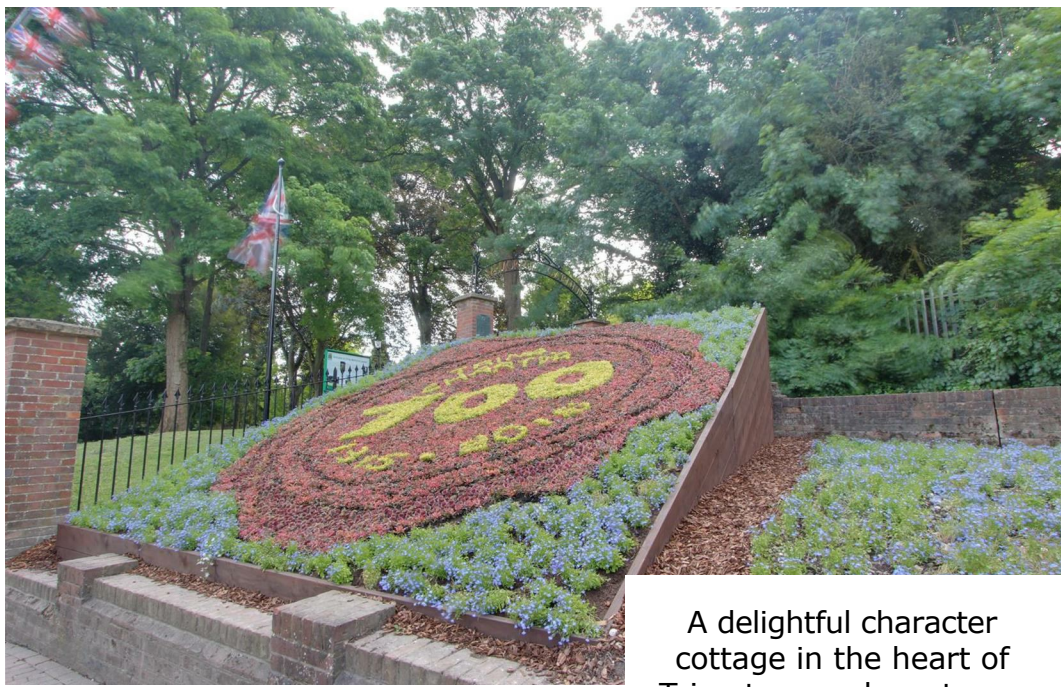
Total area: approx. 99.8 sq. metres (1073.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 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	
	87		
	69		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A delightful character cottage in the heart of Tring town only a stones throw from the shops and restaurants!



**Ground Floor**  
 Accessed from street level, a spacious open plan sitting room with stairs rising to the first floor and stairs leading to the lower ground floor. Glazed door leads to the rear garden

**Lower Ground**  
 Stairs lead down to an open plan kitchen/family/dining space fitted with a modern kitchen and appliances.

**First Floor**  
 Doors lead to the first floor bedroom with an spacious en-suite shower room incorporating a large corner shower cubicle, wc and wash hand basin. A separate three piece family bathroom completes the first floor accommodation. Stairs rise to the second floor

**Second floor**  
 The second floor landing has doors opening to two further bedrooms with windows and velux to the front and rear aspects.

**Outside**  
 Steps lead up to the front door with a small garden enclosed by dwarf brick wall and wrought iron gate. A side passage leads to the rear garden being part enclosed by panel fencing and brick retaining wall. The garden is a delight and with a southerly aspect is haven for lazy days summer dining.

**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 and Grove are all within striking distance and for secondary Tring School (currently with a good Ofsted & outstanding for its sixth form).

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**Locality**

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 Home Farm development is ideally placed to take advantage of all the countryside Tring has to offer.

**Transport Links**

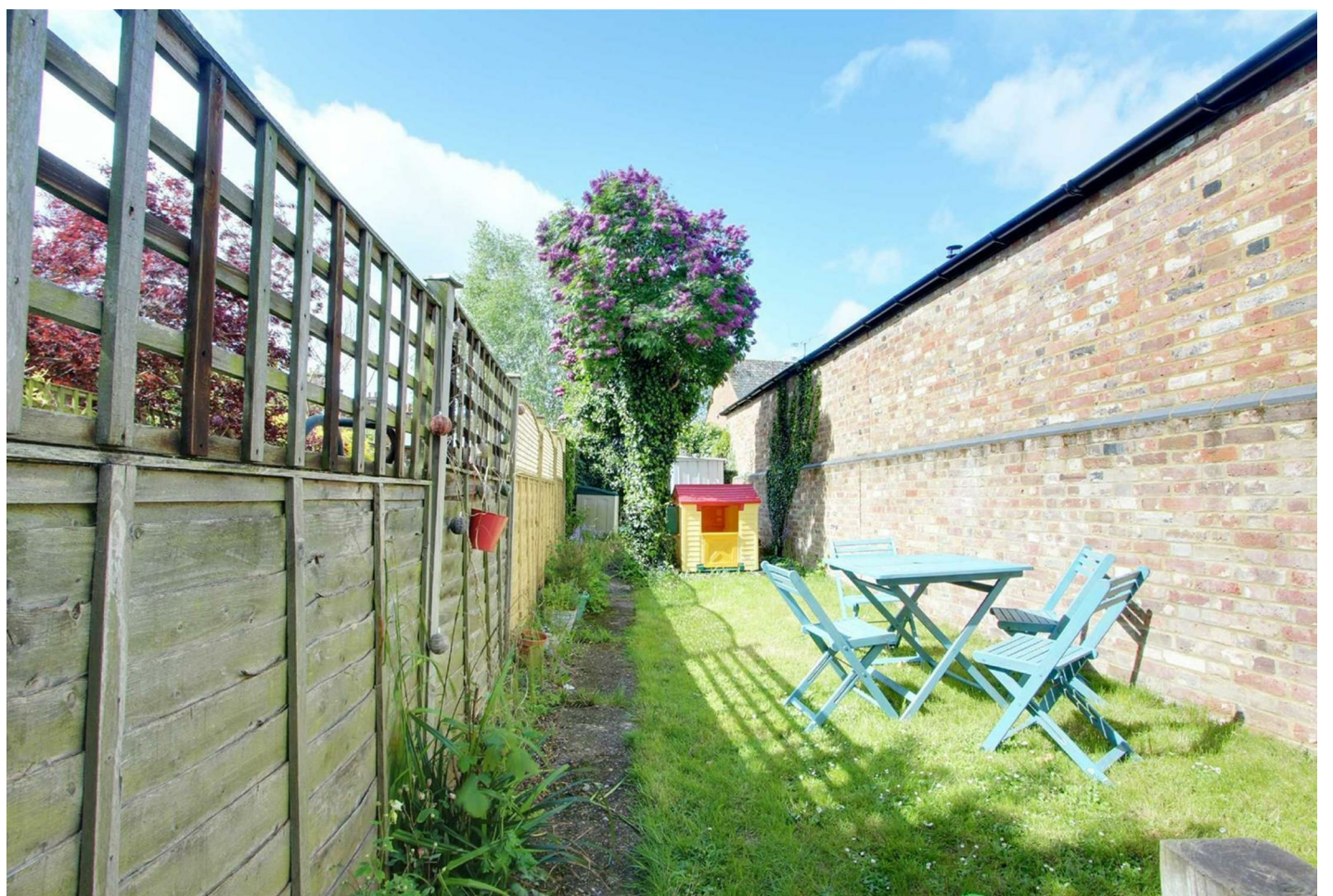
Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports.

**Agents Notes**

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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above information.



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