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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 £475,000



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£475,000

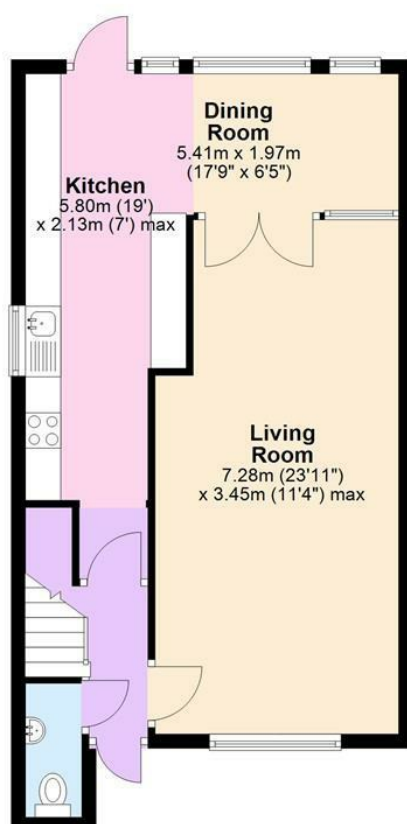
A chance to purchase an end of terrace property which benefits from a corner plot, driveway to the front and garage to the rear with direct access from the Westerly facing garden and within school catchment for the Ofsted Outstanding Goldfield primary school.



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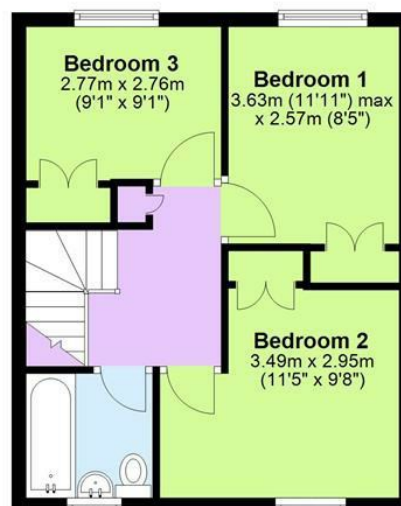
## Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 96.1 sq. metres (1034.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
61	79		

England & Wales EU Directive 2002/91/EC



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A chance to purchase a corner plot three double bedroom home on a prime residential road.



#### Ground Floor

The front door opens to the entrance hall which has stairs rising to the first floor and doors opening to the ground floor accommodation. The ground floor cloakroom is fitted with a white two piece suite. The living room measures in excess of 24 ft in length and has both a window to the front and double doors opening to the dining room. The kitchen has been fitted with a range of base and eye level units with work tops over. From here you flow directly through to the dining room which has both windows and door opening to the rear garden.

#### First Floor

The landing area of the first floor opens to all three double bedrooms and to the bathroom which is fitted with a white three piece suite comprising panelled bath with shower attachment and screen over and vanity unit with recessed wash basin and wc with concealed cistern. All three of the bedrooms benefit from fitted wardrobes.

#### Outside

To the front of the property is a block paved driveway leading to the front door. The rear garden is mainly laid to lawn and fully enclosed with retaining brick wall and fencing. A pedestrian gate also opens to the rear of the property where there is a single garage with metal up and over door.

#### 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 a variety of independent restaurants.

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#### Nearby Facilities

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose, Gails Bakery, Fat Face and a whole host of independent restaurants and wine bars. Buckinghamshire's County Town, Aylesbury, is around 8 miles and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

#### 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

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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