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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

£725,000

A wonderful period home which is located just off the High Street of Tring with a number of period features to include cast iron wood burning stoves, high ceilings and bay windows while also offering flexible accommodation over three floors. Private garden to the rear and parking to the front.



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**Ground Floor**  
Approx. 707.8 sq. feet



**First Floor**  
Approx. 732.3 sq. feet

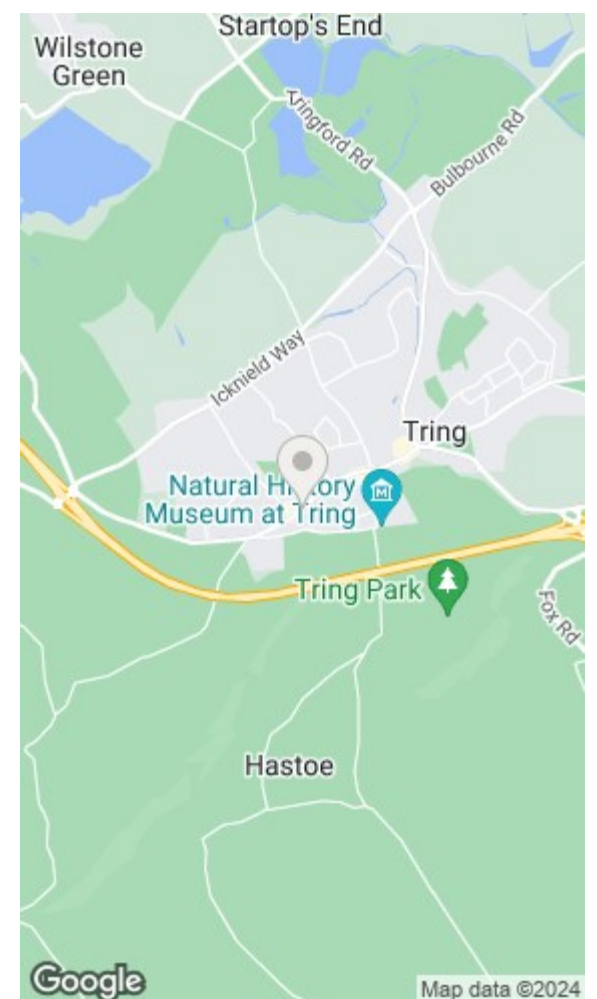


**Lower Ground Floor**  
Approx. 211.2 sq. feet



Total area: approx. 1651.3 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

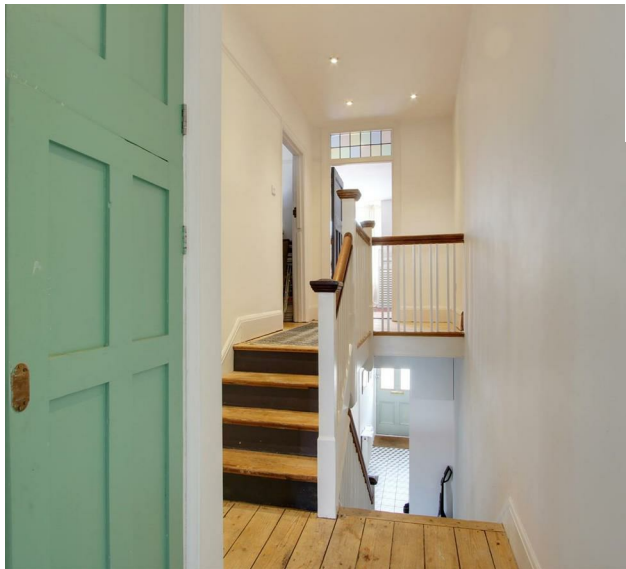








A wonderful period home in the heart of Tring town centre. Within excellent striking distance of all amenities.



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#### Ground & Lower Floor

The spacious entrance hall has stairs rising to the first floor and stairs descending to the lower ground floor where there is the fourth bedroom where a glass fronted door opens to the rear garden and allows a flow of natural light to flood this space. At the front of the property is the formal living room which boasts dual aspect lighting to include a window to the front and one to the side. An opening from the living room leads to a formal dining room which has a cast iron stove and windows to the side and rear. At the back of the ground floor is the 'L' shaped kitchen/breakfast/ family room which also has another cast iron stove, door opening to the back and a range of fitted base and eye level units. There is also a useful ground floor cloakroom and a walk in pantry.

#### First Floor

There are a further three exceptionally sized bedrooms at the first floor level and a family bathroom that is fitted with a white three piece suite comprising panelled bath with shower and shower screen over, low level wc and floating effect wash basin.

#### Rear Garden

Directly to the rear of the property is an area laid to hardstanding leading to the main portion of the garden which is laid to lawn with a variety of mature planting. The garden is enclosed by a range of fencing and a brick wall. There is a stand alone 'sauna' cubicle and an open wall mounted shower.

#### 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 Bishopwood 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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