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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 £1,250,000

# Tring

GUIDE PRICE

£1,250,000

\*\*\*SOLD OFF MARKET AS PART OF OUR DISCREET MARKETING CAMPAIGN. MORE HIGH END PROPERTIES REQUIRED URGENTLY\*\*\*

With accommodation in excess of 2,500 sq ft to include three reception rooms in addition to the magnificent open plan kitchen/dining/family room with bi-folding doors opening to an extensive decking area and with separate utility room. Five well proportioned bedrooms and three bathrooms.

\*\*\*IF YOU HAVE A HIGH END PROPERTY TO SELL CONTACT US NOW AT SALES@STERLINGHOMES.CO.UK FOR EXPERT ADVICE\*\*\*

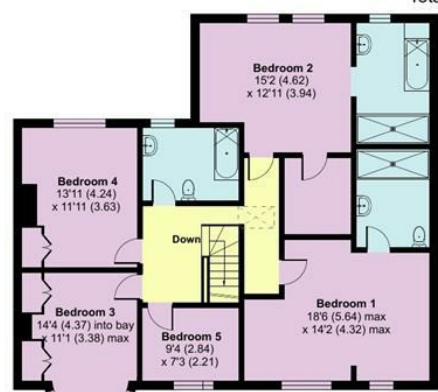


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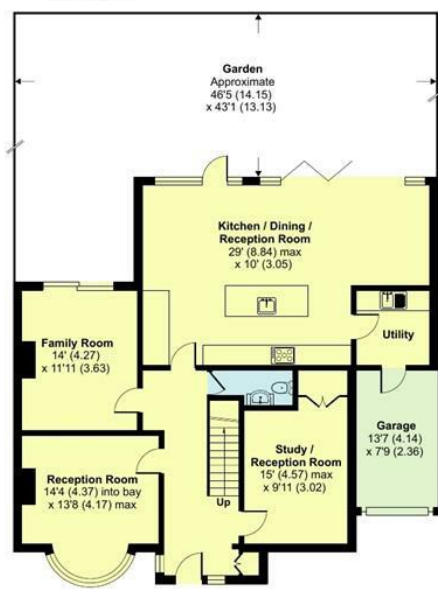
## Grove Road, Tring, HP23

Approximate Area = 2528 sq ft / 234.8 sq m  
Garage = 112 sq ft / 10.4 sq m  
Total = 2640 sq ft / 245.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1145335



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) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
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 simply stunning family home of generous proportions and with a flexible layout.



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#### Ground Floor

A large and spacious reception hall welcomes you into the property and due to the sheer size immediately sets the tone for this wonderful property. Stairs rise to the first floor while a door opens to a ground floor cloakroom. To the right hand side a door opens to a useful home office which overlooks the front of the property. To the left hand side a door opens to a dedicated living room which has a bay window to the front and an open grate fireplace. At the rear of the property is a dedicated family room which has a sliding patio door opening to the rear. Directly ahead of you in the entrance hall is the stunning open plan kitchen/dining/reception room which has been fitted with a comprehensive range of base and eye level units with a number of appliances and a central island breakfast bar. With sliding bi-folding doors extending nearly the whole width of this room natural light floods this space. A dedicated utility room with a courtesy door to the garage finishes off the ground floor.

#### First Floor

A spacious split level landing area has doors opening to all five bedrooms with three of them over on the west wing of the property and well served by the main family bathrooms and bedrooms one and two on the east wing, both of which boast ensuite bathrooms. The main bedroom also has the advantage of a walk in dressing room.

#### Outside

To the front of the property a five bar gate opens to a private driveway with parking for a number of cars and leading to the front door. To the rear of the property is a large raised timber deck area running the full width of the property and leading down to the main part of the garden which is laid to lawn with a large patio area extending to the rear boundary and with a feature pergola - ideal for outside entertaining.

#### The Location

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

#### 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 cash. 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



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