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Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF £800,000

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A delightful detached bungalow offering immense scope to enlarge and potentially convert the attic space yet offered for sale with flexible accommodation and in good decorative order with the benefit of an extensive rear garden backing directly onto countryside and large timber framed garden cabin.



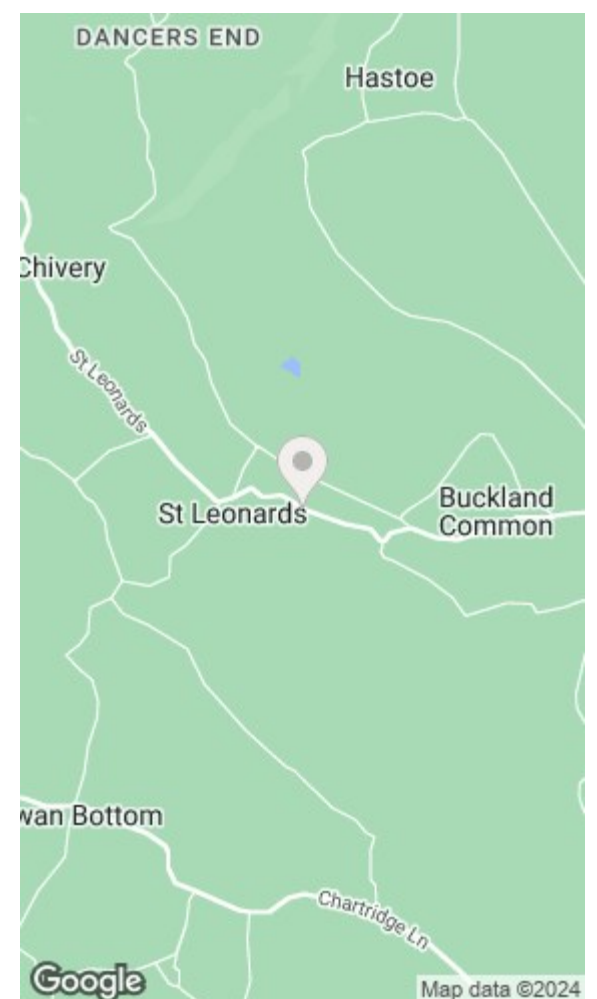
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Jenkins Lane, St. Leonards, Tring, HP23

Approximate Area = 1277 sq ft / 118.6 sq m
 Outbuilding = 155 sq ft / 14.3 sq m
 Total = 1432 sq ft / 132.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1147488



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A fabulous detached home situated in this most desirable village Location only a short drive from central Tring.



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The Living Accommodation

All the living accommodation is positioned at the rear of the house to make the most of the spectacular outlook over the wonderful rear garden. The central part of the living space is the extensive living room which has an exposed brickwork open grate fireplace and a door to the kitchen and double doors opening to a stunning sun room which has French doors opening to the rear garden and windows to the rear and side aspects allowing natural light to flood this space. The kitchen/breakfast room is large enough to accommodate table and chairs and is fitted with a comprehensive range of base and eye level units and also has a window to the rear overlooking the garden. From here a door opens to a dedicated utility room and with a door opening directly to the side of the property is the ideal space for wet dogs to dry off!

Bedrooms & Bathrooms

All three of the bedrooms are of excellent doubles in proportions. The main bedroom has a window to the front and has a whole bank of fitted wardrobes extending the entire width of one wall providing ample hanging and storage space. The second bedroom also overlooks the front while the third bedroom has a window to the side and open grate fireplace. The family bathroom is very spacious and boasts both a corner shower unit and separate bath.

The Outside

The front of the property boasts an extensive gravelled driveway area which provides parking for 4 cars and extends to the side of the house where there is a gated access to the rear garden. Without doubt the rear garden is a superb feature of this family home. Extending to over 100ft in length and mainly laid to lawn the garden is fully enclosed and has a number of specimen trees and mature hedging. A large timber framed garden cabin is positioned approximately halfway down the garden and could be used for a variety of uses.

The Location

Located in the leafy hamlet of St Leonards, this property is perfectly placed to take advantage of an extensive network of public footpaths and bridle paths. The nearby market towns of Wendover (3.1 miles) and Tring (4.4 miles) cater for day-to-day shopping needs and offer a variety of restaurants. Local pubs serving food include The White Lion in the village, The Full Moon in Hawridge and The Greyhound in Wiggington.

Transport & Education

Trains run from Wendover to London Marylebone in approximately 50 minutes and Tring to London Euston in under 40 minutes. Although the postal address is Hertfordshire, the property lies in Buckinghamshire which is renowned for its state and private education (including grammar schools). Details may be obtained from the local authority.

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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