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Temptation comes in many forms...



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Tring

OFFERS IN EXCESS OF £550,000

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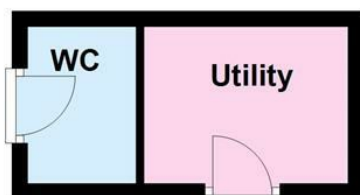
A wonderful chance to purchase a mature family home positioned just a stones throw from the High Street, schools and local amenities and boasting a corner plot with excellent potential to extend to the side STNP and currently offering 3 double bedrooms, 2 reception rooms, driveway parking and rear garden.



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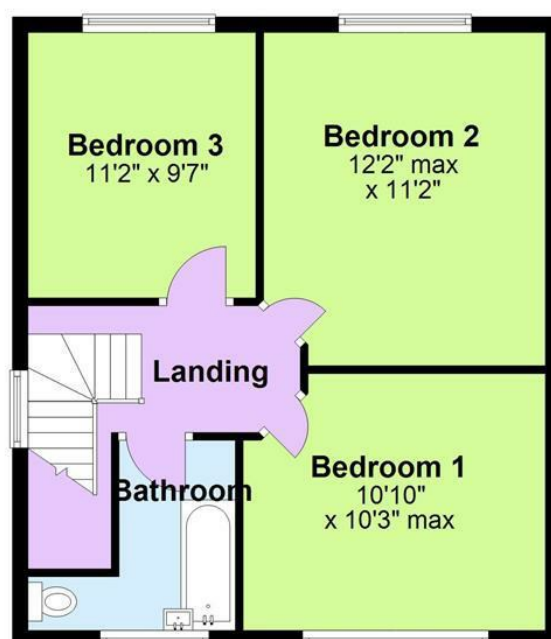
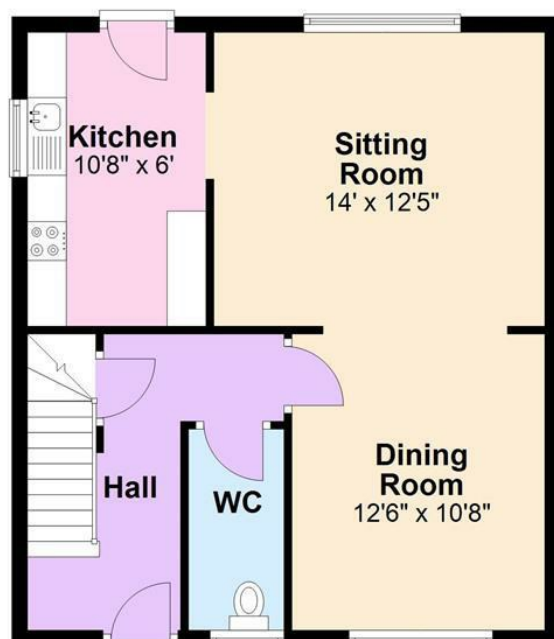
Ground Floor

Approx. 640.3 sq. feet



First Floor

Approx. 550.7 sq. feet



Total area: approx. 1191.0 sq. feet

All measurements are approximate.
Plan produced using PlanUp.



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		(12 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



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A rare chance to purchase a semi detached family home with a corner plot position and presented in lovely decorative order.



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Ground Floor

The entrance hall has stairs rising to the first floor with walk in storage cupboard under. From here there is a door to a useful ground floor cloakroom which has a window to the rear and a low level wc. A second door with frosted glass inserts then opens to one of the two reception rooms which has a window to the front and flows seamlessly through to the second reception space which has a window to the rear and opens directly to the kitchen. The kitchen has a door with glass inserts opening to the rear and a window to the side whilst being fitted with a range of base and eye level units. There is space for an upright freestanding fridge/freezer and a freestanding oven.

First Floor

The landing area has a hatch opening to the attic space and there are doors to all first floor accommodation. Two of the three double bedrooms overlook the rear while the third overlooks the front. The bathroom has been fitted with a white three piece suite to include a bath with wall mounted shower unit and shower screen over.

Outside

To the front of the property there is an extensive hardstanding driveway providing ample off street parking. There is a raised border to the right hand side and low level fencing to the left hand side. Directly to the rear of the house is a raised timber deck - ideal for entertaining with a pathway leading to a gate which opens to the main portion of the garden which is mainly laid to lawn and fully enclosed with fencing. There are a number of mature beds and borders to the side and rear boundaries of the rear garden. Moving back to the immediate rear of the house is a good size lawned area and a large timber framed shed. Additionally directly outside of the kitchen door is a short pathway which leads to the timber framed 'wash house' which is now divided into a utility room with space and plumbing and a store room with a wc still fully in place!

The Location

Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit. 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.

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.

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), and Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

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 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.



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