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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

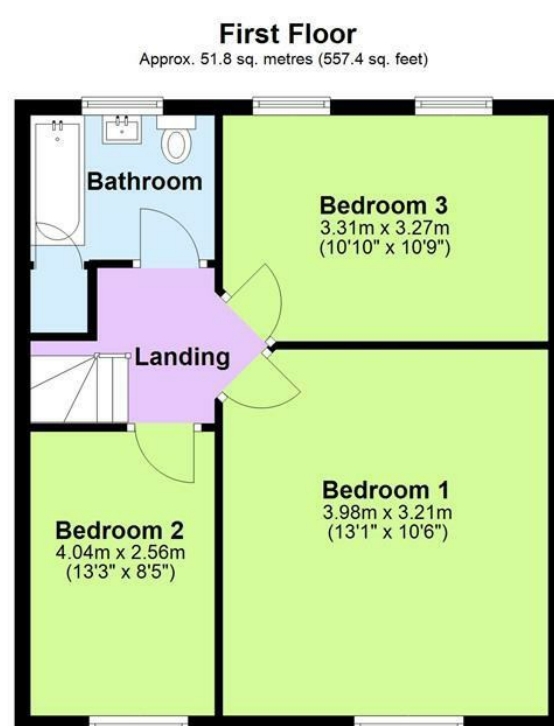
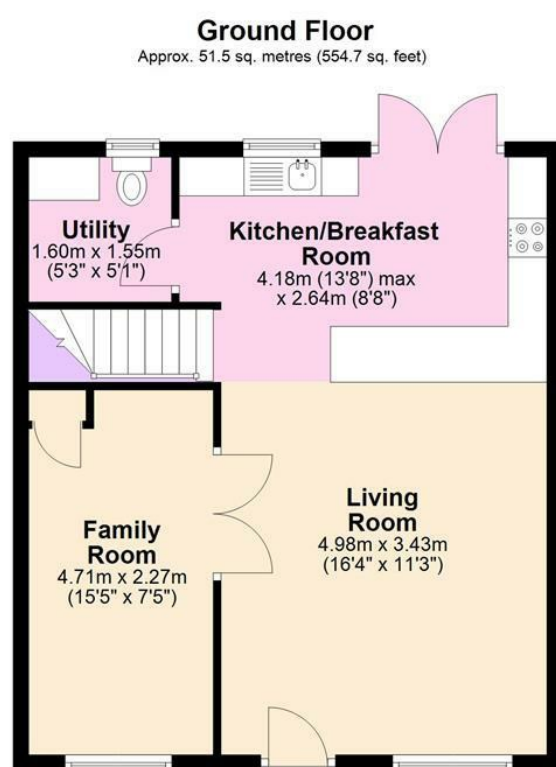
OFFERS IN EXCESS OF

£450,000

A chance to purchase a three double bedroom home towards the end of a cul-de-sac and backing directly onto protected woodland. The property has also recently had planning permission for a good size ground floor extension. Early viewings highly recommended.

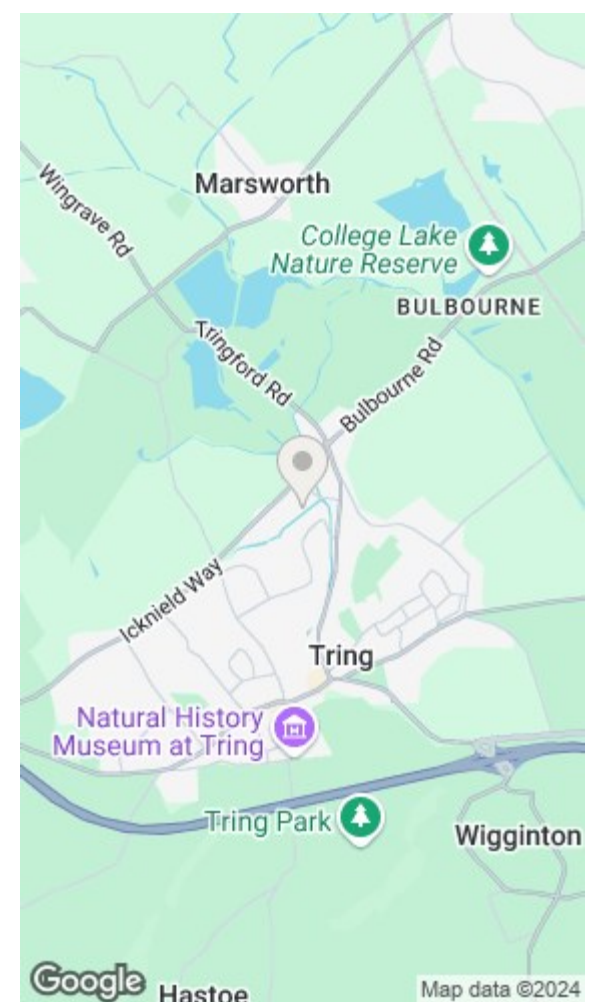


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Total area: approx. 103.3 sq. metres (1112.1 sq. feet)

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 energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A	(12 plus) A	(12 plus) A
(81-91) B	(81-91) B	(11-11) B	(11-11) B
(69-80) C	(69-80) C	(10-10) C	(10-10) C
(55-68) D	(55-68) D	(9-9) D	(9-9) D
(39-54) E	(39-54) E	(8-8) E	(8-8) E
(21-38) F	(21-38) F	(7-7) F	(7-7) F
(1-20) G	(1-20) G	(6-6) G	(6-6) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC





Boasting planning permission for a ground floor extension to the front and rear and scope for an attic conversion STNP.



Ground Floor

The front door opens into a light and airy open plan space which has a window to the front, an opening to the inner hallway which has stairs rising to the first floor and double doors opening to a dedicated family room which has a window to the front. Within the main open plan reception room there is a living area, a dining area and opens directly to the kitchen/ breakfast room which has a window to the rear and a door opening to the rear garden. The kitchen space is further enhanced with a door opening to a dedicated 'lootility room' which has space and plumbing for automatic washing machine and is fitted with a two piece suite comprising low level wc and wash basin.

First Floor

The landing area of the first floor has doors opening to all three double bedrooms and to the refitted family bathroom which has a frosted window to the rear and comprises a panelled bath with independently operated wall mounted shower unit and screen over, wc and wash basin. Two of the bedrooms over look the front and the third double bedroom overlooks the rear. There is a hatch opening to an extensive attic space which has excellent scope to convert STNP like so many other properties in the close have done.

Outside

Outside there are two parking spaces on the front driveway and to the rear, the garden area has been landscaped to provide a low maintenance, easy to maintain gravelled area, perfect for alfresco dining in the summer months. There is a large storage shed with light and electricity on a good footprint which could easily be upgraded to a home office or garden room.

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Planning Permission

There is planning permission in place for a substantial extension to the rear and a reconfigure the ground floor to add an entrance porch, entrance hall and extend the kitchen the full width and 3 meters out. We are advised by the sellers from the quotes they have received the estimated costs for such works are circa £60,000.

The Location

The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station just over a mile away providing fast and easy access to London Euston and Birmingham.

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. 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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