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# Temptation comes in many forms...



Tring  
OFFERS IN EXCESS OF £700,000



Tring

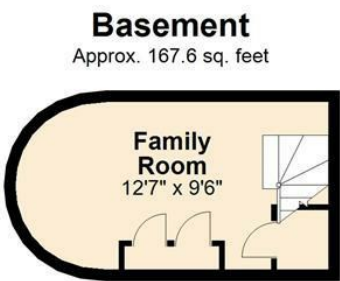
OFFERS IN EXCESS OF

£700,000

A stunning double fronted period home which is positioned in the centre of Tring with garage and driveway parking for two cars and offered for sale in immaculate decorative order. With three reception rooms, refitted kitchen, separate shower room and bathroom and 4 bedrooms we expect demand to be exceptional!

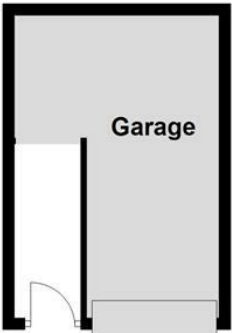
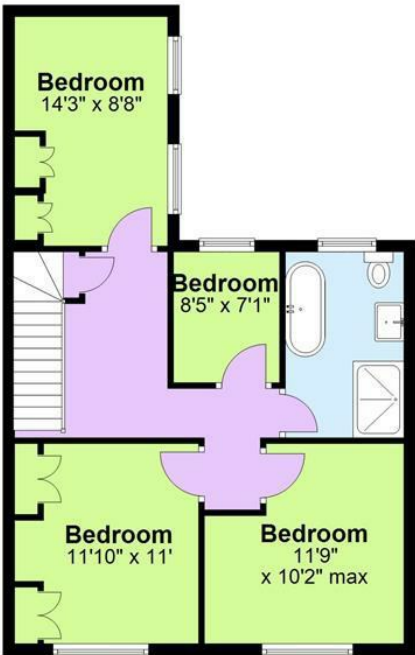


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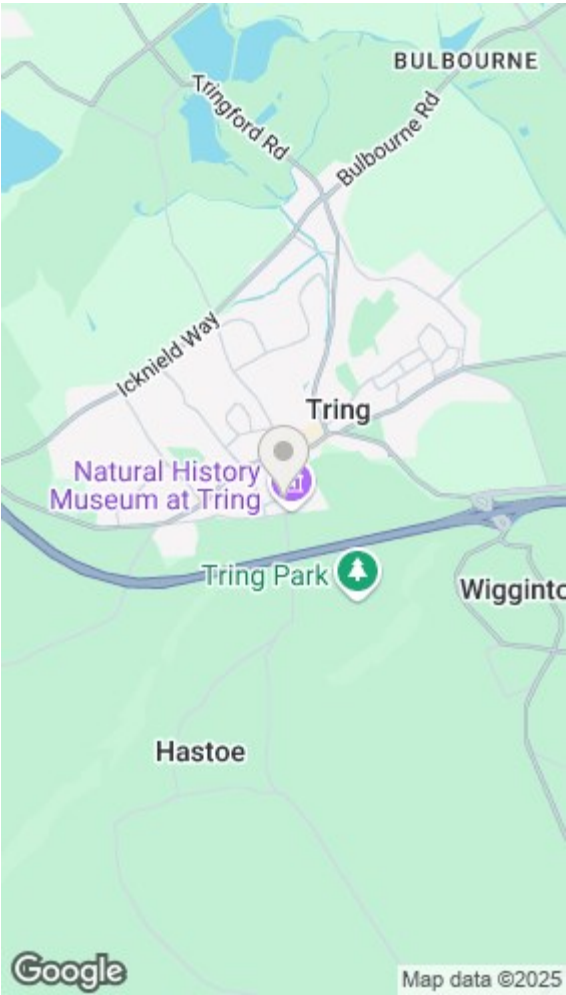
First Floor

Approx. 803.2 sq. feet



Total area: approx. 1581.9 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	





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Having been well maintained and refurbished by the current owners with a stunning landscaped rear garden ideal for al fresco entertaining!



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## Ground Floor

The front room has two windows to the front with bespoke shutters which allow the perfect combination of privacy yet also allows natural light to flood this principal reception area. There is engineered wood effect flooring and a cast iron stove inset to the chimney with cabinets and shelving to either side. From here stairs descend to the cinema room. A door from here leads to a really well proportioned dining room making an excellent entertaining space with bi-folding doors opening to the party garden and a with an opening to a refitted kitchen which has a comprehensive range of base and eye level units and floor to ceiling units. The kitchen has a window to the side overlooking the garden and a door to a useful shower room which is fitted with a white three piece suite to include wc, wash basin and shower cubicle.

## First Floor

Rising to the first floor landing there are doors opening to all four of the bedrooms and to the spacious family bathroom which has been fitted with a white four piece suite to include a separate freestanding bath and separate shower cubicle. Two of the bedrooms overlook the front of the property while the other two overlook the rear.

## Outside

The rear garden has been landscaped by a renowned local company with the emphasis on entertaining! There are several zones along with a fitted benches that allows seating for family and friends to gather, Laid to mainly hard standing there are a number of herbaceous beds and borders

## 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.

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