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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

## PRICE GUIDE

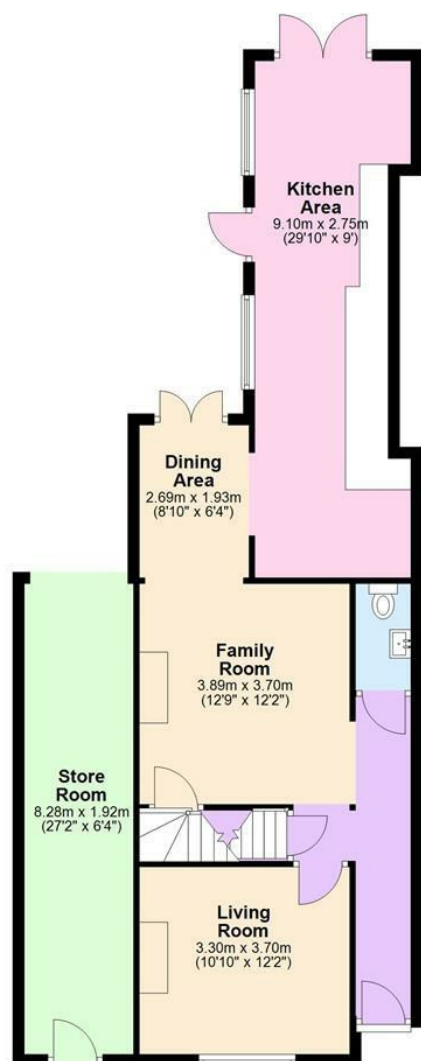
£700,000

A stunning period home in the town centre and within catchment for the offsted outstanding Goldfield School boasting sprawling accommodation over two floors to include three reception rooms, four bedrooms, two bathrooms, cellar and first floor study area. An internal inspection is essential.



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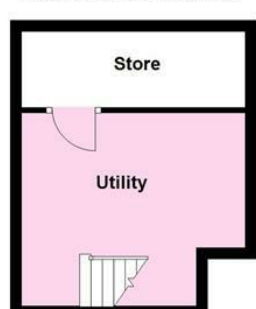
**Ground Floor**  
Approx. 84.4 sq. metres (908.5 sq. feet)



**First Floor**  
Approx. 79.7 sq. metres (858.1 sq. feet)

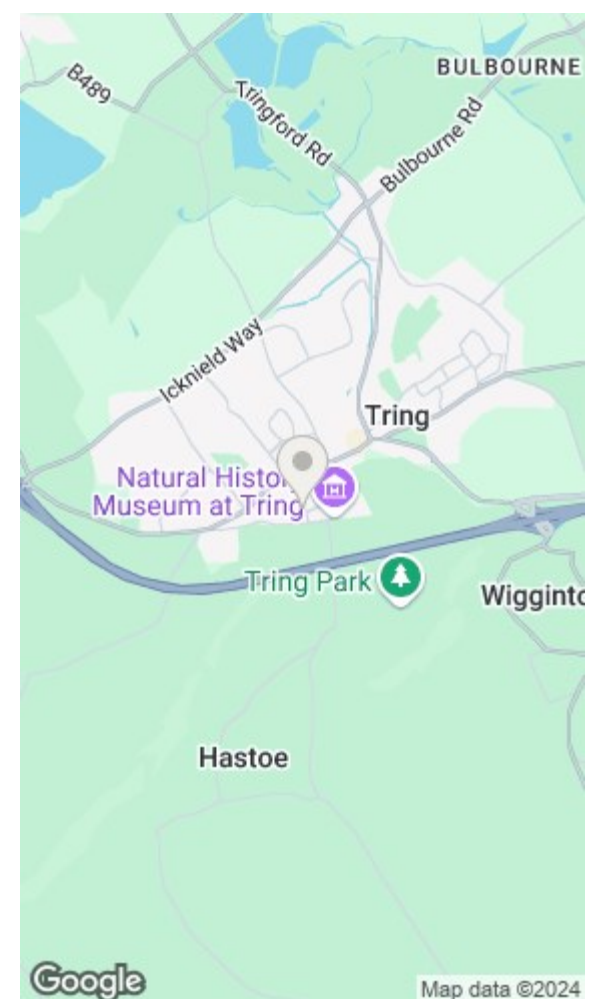


**Basement**  
Approx. 18.1 sq. metres (194.3 sq. feet)



Total area: approx. 182.2 sq. metres (1960.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	A	A
63	82	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

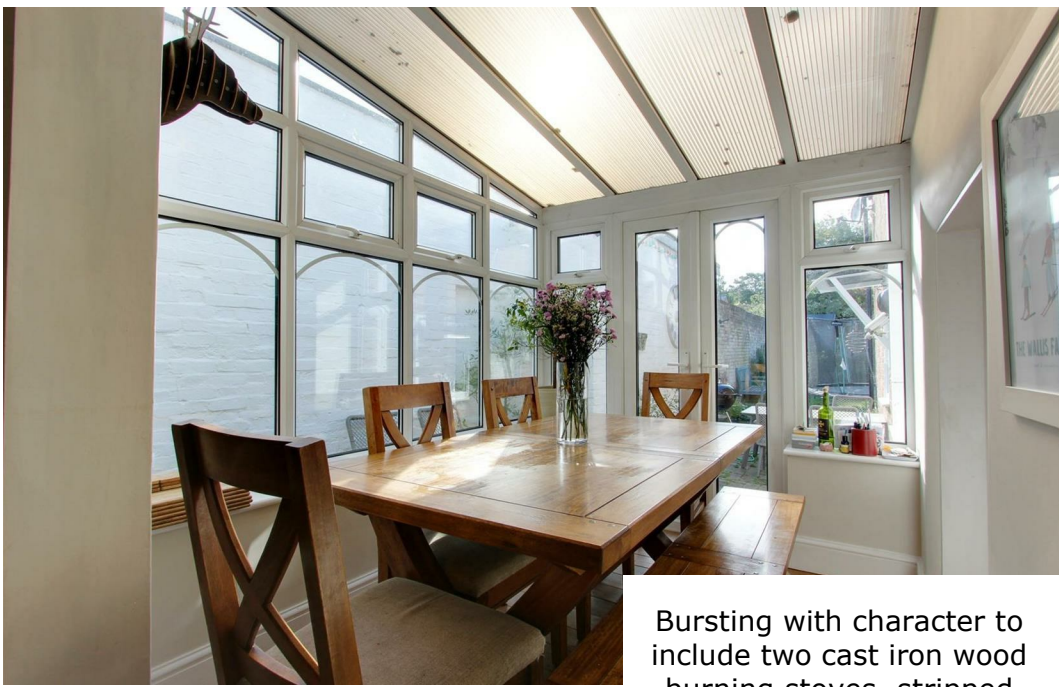
England & Wales EU Directive 2002/91/EC



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Bursting with character to include two cast iron wood burning stoves, stripped wooden flooring and exposed timber beams.



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#### Ground Floor

The front door opens to an entrance hall which leads to the ground floor cloakroom and opens to the wonderful family room which has a cast iron wood burning stove and stripped wooden floorboards. From here there is an opening to a dedicated dining space and leads through to the bright and airy kitchen which is fitted with a comprehensive range of base and eye level units with oversize quarry tiled flooring and space for a range of appliances. The kitchen has a door opening to the side and French doors opening to the rear garden. At the front of the ground floor is a dedicated living room which also boasts a wood burning stove with fitted cabinet and shelving to one side of the chimney breast and fitted shutters to the window. Doors open to the stairs rising to the first floor and to stairs descending to the lower ground floor.

#### Lower Ground Floor

The lower ground floor has a utility room with space and plumbing for washing machine and tumble drier and for upright fridge/freezer. A door from the utility room also opens to an extensive store area.

#### First Floor

The landing area of the first floor has a door opening to the main bedroom which has a window to the front and an opening to a continental style ensuite shower room fitted with a shower cubicle, wash basin and ample space for wardrobes with a window to the front. From the landing a door opens to the second bedroom which has a window to the rear and a door opening to a useful over-stairs storage cupboard. The landing space then opens to a study area which has ample space for work desk with a number of fitted cupboards and opens to a secondary landing area which has doors opening to a cloakroom with low level wc and wash basin and to a family bathroom which is fitted with a white three piece suite to include a tiled bath with a wall mounted shower unit and screen over. Moving towards the rear of the property are a further two bedrooms (making 4 in total!) one of which has a deep set wardrobe and window to the side and one with a window to the rear. Both of these bedrooms also boast exposed timber beams.

#### The Outside

A door from the front opens to a clever outside store area which also has a attic style mezzanine storage space. There is a characterful cobble stone patio area to the side of the property leading to the main section of the Southerly facing garden which is laid to lawn and fully enclosed by characterful retaining brick walls to all elevations.

#### 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

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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