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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  
£1,300,000



# Tring

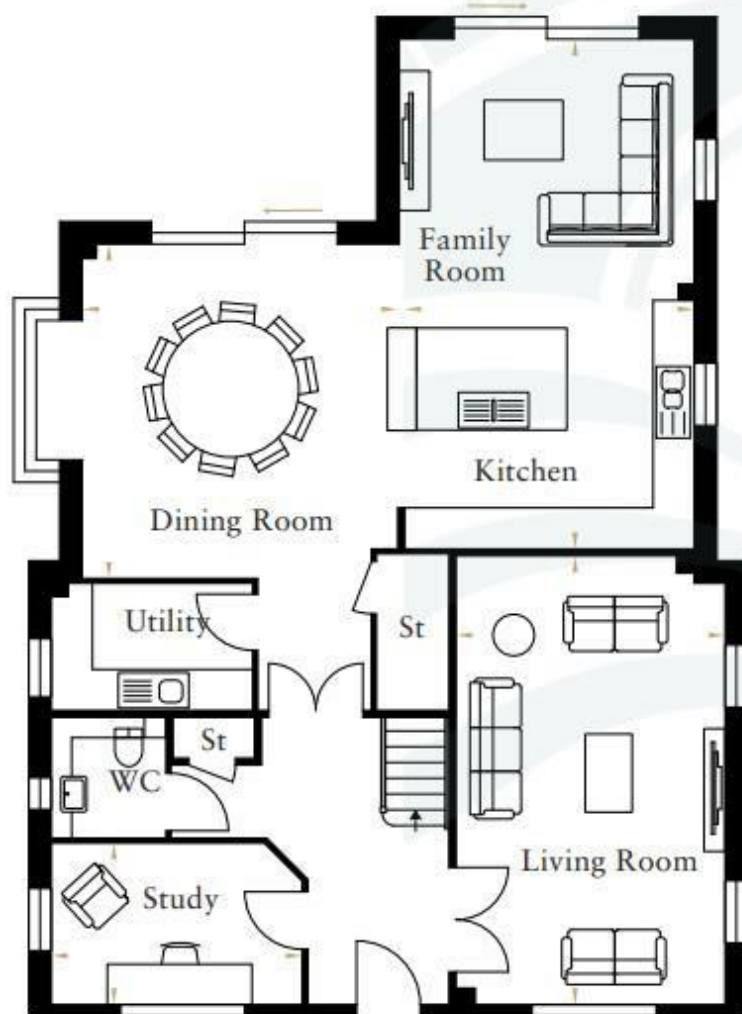
£1,300,000

Sterling Land & New Homes are delighted to launch this brand new family home situated within Rectory Fields, Wilstone. This 5 bedroom property is the only one of this design released and is finished with Rectory Homes highest Diamond specification, this home offers generous accommodation, plus a double garage. The accommodation briefly comprises entrance hall, kitchen/dining/family room, utility, living room, study, WC, En-suites bathrooms to bedrooms one, two and three, two further bedrooms and family bathroom. Potential for a pre-Christmas move in!  
VIEWING STRICTLY BY APPOINTMENT.



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## Ground floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(92 plus) A		(92 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 <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC



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#### The Location

Wilstone is nestled in the beautiful Hertfordshire countryside, offering a charming village setting with a strong community feel.

Sitting on the border of the Chiltern Hills Area of Natural Beauty (AONB). This attractive village is set on the Grand Union Canal, providing the perfect countryside escape to its residents looking for a Sunday afternoon stroll criss-crossing quaint bridges and watching colourful barges navigating the locks.

It offers the best of urban amenities in nearby Tring, with direct trains into London Euston, in as little as 36 minutes.

#### 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.

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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#### The Ground Floor

The front door opens into a substantial entrance hall with WC and store cupboard. The kitchen/dining/family room runs the width of the house featuring a bay window creating the heart of the home. The kitchen is fitted with integral appliances, including wine fridge, Silestone worktops and Minoli porcelain tiled flooring. The space is divided with the addition of the kitchen island. There are two access points from the kitchen and family room through sliding doors out onto the garden. A separate utility room provides additional storage with a sink and space for a washing machine and tumble dryer. The living room is accessed from the hall through double doors providing an additional space to relax. The study is also accessible from the entrance hall. Underfloor heating is fitted throughout the ground floor alongside Minoli tiled flooring fitted as standard in select areas.

#### First Floor

The principal bedroom offers a luxurious walk in wardrobe and a high specification ensuite with vanity unit complete with Minoli porcelain wall and floor tiles, modern white sanitaryware and underfloor heating. Bedrooms two and three also benefit from an en-suite bathroom with a specification matching en-suite 1, as well as additional built in wardrobes in bedroom two. There are a further two bedrooms which are both doubles, with a contemporary family bathroom.

#### Outside

The house benefits from a landscaped front garden with a bloc paved drive, providing more than adequate parking leading to a double garage with electric garage door and additional power points. To the rear of the property a patio runs the length of the house, opening to the garden. The rear garden also has an external tap, plug socket and lighting fitted as standard.