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you to **sell** or **let** your property?  
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# Temptation comes in many forms...



Tring  
£785,000



# Tring

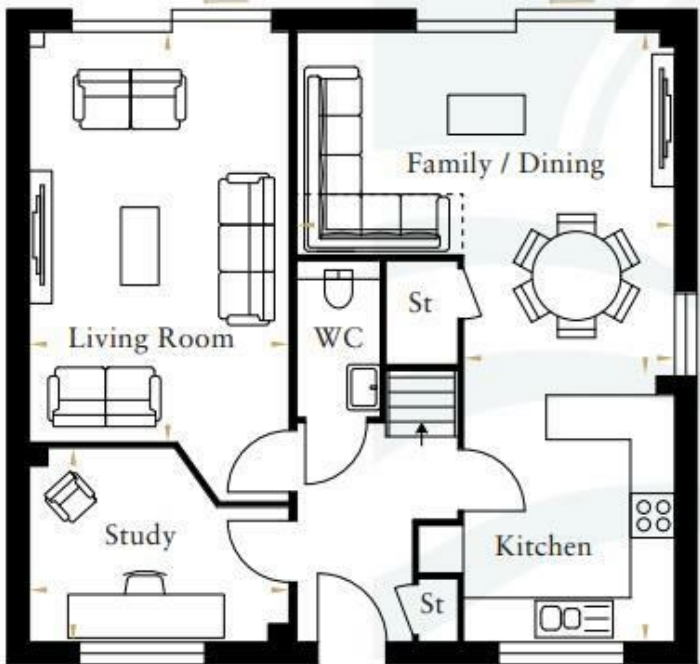
£785,000

A brand new family home situated within Rectory Fields, this 4 bedroom detached property is finished with our Gold level specification and offers generous accommodation, plus a single garage. The accommodation comprises of an entrance hall, kitchen/dining/family room, living room, study, WC, en-suite bathrooms to master bedroom & bedroom two, two further bedrooms and family bathroom. VIEWING STRICTLY BY APPOINTMENT



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## Ground floor



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) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	











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**Ground Floor**  
The front door opens into the entrance hall with a WC and store cupboard. The kitchen/dining/family room runs the length of the house with a set of sliding doors leading to the garden off the family room. The kitchen is installed with integral appliances, composite stone worktops and under cabinet lighting. The living room also has direct access onto the stunning garden through impressive sliding doors. Also accessed off the entrance hall is the study. The ground floor is fitted with underfloor heating throughout and Amtico flooring to select areas.

**First Floor**  
The principal bedroom offers built in wardrobes and a high specification ensuite with vanity unit complete with Amtico flooring, Minoli wall tiles and modern white sanitaryware. Bedroom two also includes built in wardrobes alongside a second en-suite bathroom. There are a further two bedrooms, both doubles, with a contemporary family bathroom. Select bedrooms will be fitted with USB sockets.

**The Outside**  
The house benefits from a landscaped front garden with a bloc paved drive, providing off road parking leading to a single garage with power points and lighting. 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.

**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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