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Tring
OFFERS IN EXCESS OF £1,000,000

Tring

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£1,000,000

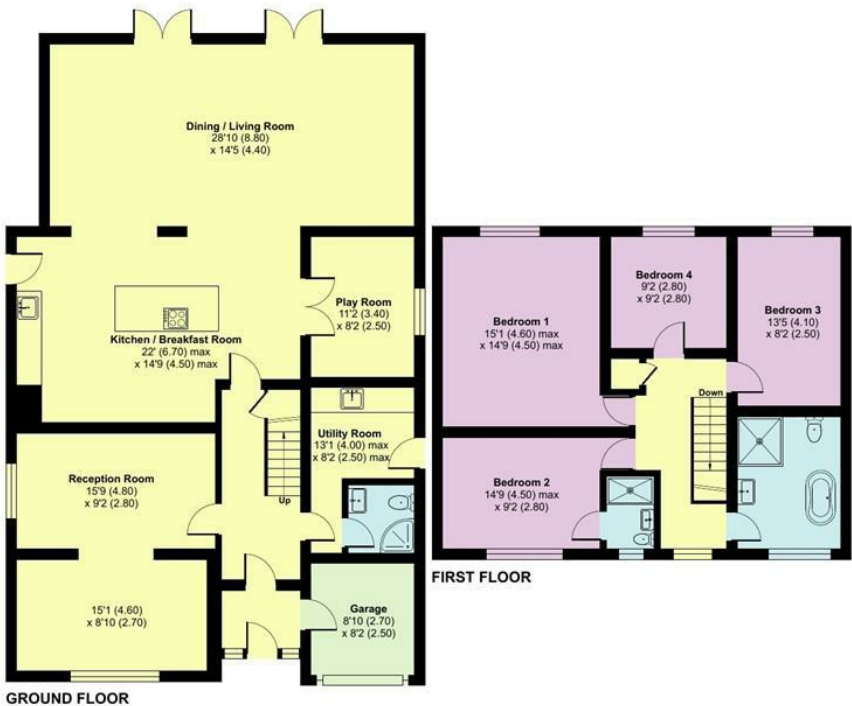
Having been the subject of extensive extension and renovation works over recent years we are delighted to offer this stunning family home to the market. A large open plan kitchen/dining/family room has bi-folding doors to the rear and is complimented by a dedicated living room, study, utility room 4 bedrooms and 3 bathrooms.



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Christchurch Road, Tring, HP23

Approximate Area = 2208 sq ft / 205.1 sq m
Garage = 73 sq ft / 6.7 sq m
Total = 2281 sq ft / 211.8 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Sterling Homes. REF: 1193816



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Approaching 2,300 sq ft in total and positioned a stones throw from the High Street and amenities of Tring.



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Ground Floor
A useful ground floor porch has a door opening directly to the spacious entrance hall. From here a door to the left hand side opens to a dedicated living room which could also be used as a bedroom/living room suite since there is a ground floor shower room the other side of the entrance hall alongside a dedicated utility room with fitted cupboards, sink and space for washing machine and tumble drier. There is also a door from the utility room to the outside making this perfectly positioned for muddy children and wet dogs to get washed and dry off! Directly ahead of you from the entrance hall a door then opens to the centrepiece of this wonderful home - the stunning open plan kitchen/dining/living room. With two large roof lanterns and bi-folding doors extending the width of this magnificent space natural light is allowed to flood this room. Designed to have a specific space for a living area and a dining area the kitchen has a central island breakfast bar and is fitted with a comprehensive range of base and eye level units to include a number of integrated appliances. Completing the ground floor is a family room which comes directly off the kitchen area and could easily double as a home office should this be required

First Floor
The spacious landing area has a large window to the front aspect and doors opening to first floor accommodation. A hatch opens to an extensive attic space which offers scope for further enlargement whereby you could create a whole principal bedroom suite subject to planning. Three of the bedrooms are positioned at the rear of the property boasting views over the garden and towards the Chilterns beyond. A fourth bedroom overlooks the front of the property and also has an ensuite shower room. The main family bathroom has been fitted with a luxuriously appointed bathroom to include both a double width walk in shower cubicle and a separate free standing bath.

Outside
An extensive block paved driveway to the front provides parking for 4 cars and leads to a garage space ideal for storage. Due to the set back position there is also a good size front garden area laid to lawn and a gated pedestrian access to the rear garden. Directly to the back of the house is an extensive Indian sandstone patio area which leads to the main portion of the garden which is laid to lawn. Towards the rear section of the garden is mature bamboo planting which neatly conceals the timber framed garden shed. Enclosed by fencing the rear garden boasts a Southerly facing aspect and there is also a timber framed garden bar for those long summer nights entertaining family and friends!

The Location
The property is situated within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves.

There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape.

Education In The Area
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Dundale primary and junior school, Grove Road primary and junior school and Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

Transport Links
Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. 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.
Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.
In accordance with the estate agents act please be advised that the seller is related to a director of Sterling Estate Agents.



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