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





Tring

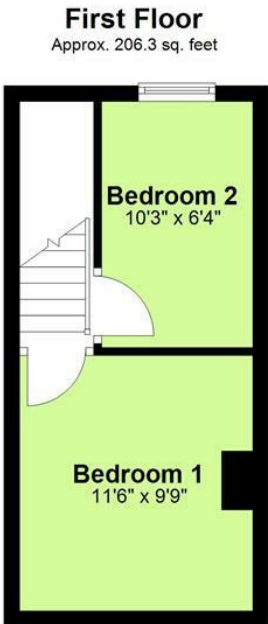
OFFERS IN EXCESS OF

£400,000

Offered for sale with the benefit of no upper chain and boasting a living room with a wood burning stove, separate dining room which opens directly to the kitchen area, two good size bedrooms and refitted bathroom. Externally the property benefits from a private Southerly garden with timber cabin.

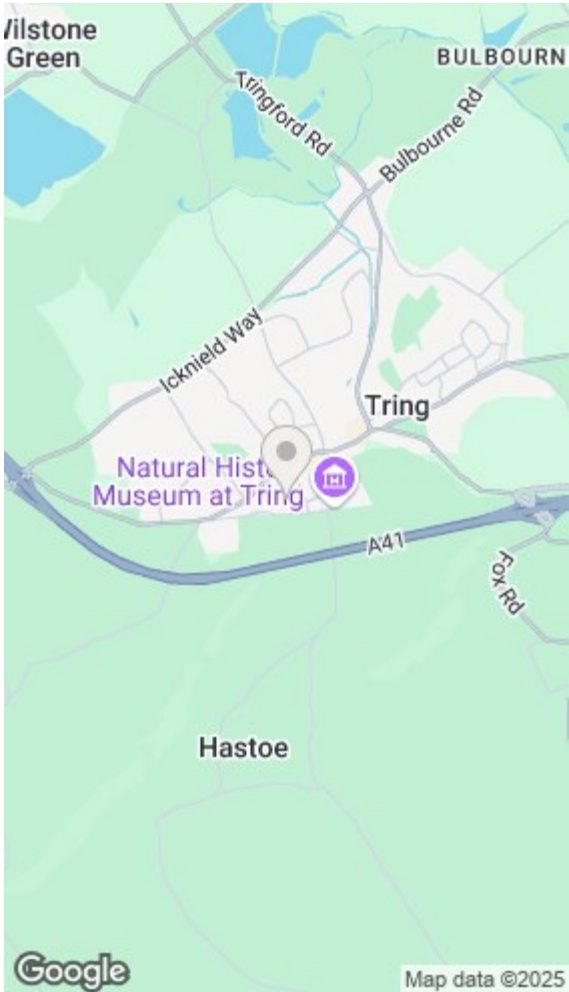


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Total area: approx. 557.8 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



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









A delightful character cottage in the heart of Tring's conservation area just a stones throw from the High Street.



#### Ground Floor

A UPVC front door opens to the dedicated living room which has a window to the front aspect and a wood burning stove inset to the chimney breast which has an exposed brickwork hearth. From here a door leads directly to the dining room which has a window to the front and stairs rising to the first floor. From here you flow through to the kitchen area which has a window to the side and is fitted with a range of base and eye level units incorporating work tops and drawers. The rear lobby has a stable door opening to the rear garden and a door opening to the bathroom which is fitted with a white three piece suite to include a wall mounted electronically operated shower unit and screen over the bath.

#### First Floor

The first floor landing area has doors opening to both bedrooms and a hatch leading to a loft space. The main bedroom is positioned at the front of the property and also has a character fireplace while the second bedroom overlooks the rear gardens and beyond.

#### Rear Garden

The rear garden is Southerly facing in aspect with a good size patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn and fully enclosed by fencing. To the rear boundary is another area of hardstanding where there is a timber framed cabin with power and light with recess behind for dustbin storage.

#### The Location

Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit. The property is 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. The property is ideally placed to take advantage of all that the countryside around Tring has to offer.

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#### 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), and Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

#### 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 and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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