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# Temptation comes in many forms...



Tring  
GUIDE PRICE £450,000



Tring

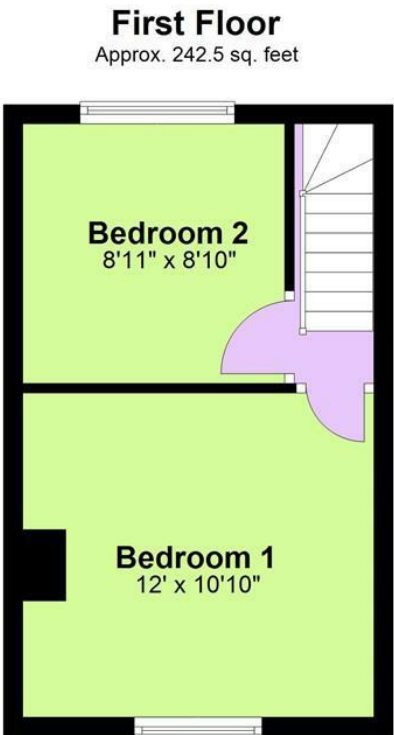
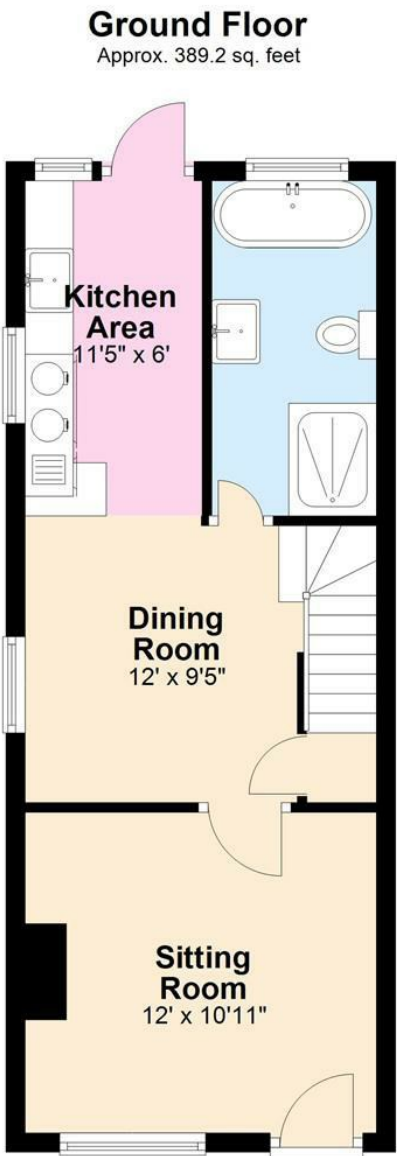
GUIDE PRICE

£450,000

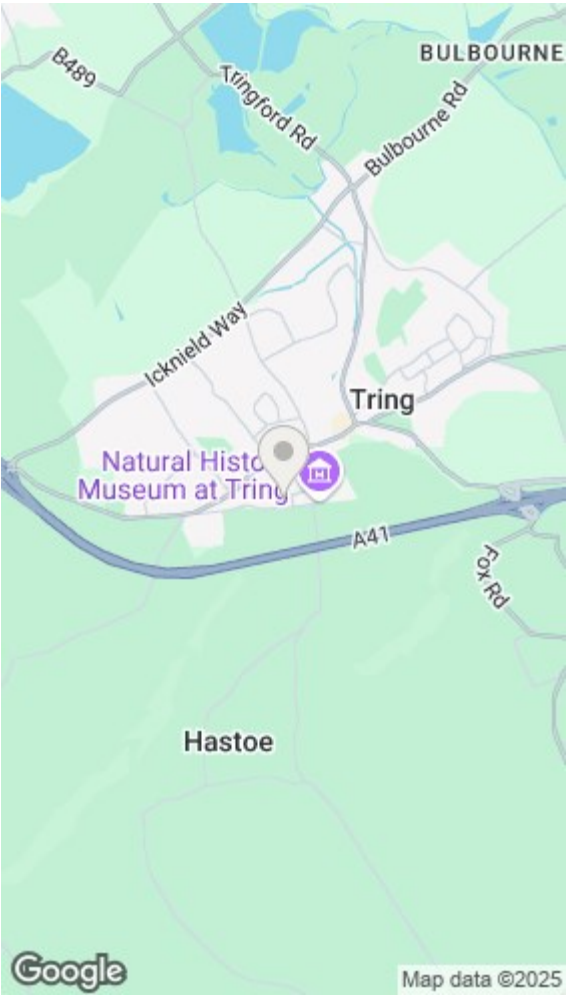
A rare chance to purchase an extended character cottage with driveway parking to the side. Offering two double bedrooms, living room with wood burning stove, open plan 'eat-in' kitchen/dining room and luxury bathroom and positioned in a peaceful no through road setting in the heart of Tring.



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Total area: approx. 631.7 sq. feet



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









Located a stones throw from the town centre and boasting a private garden and driveway parking.



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#### Ground Floor

The sitting room has a window to the front of the property and boasts a cast iron wood burning stove recessed into the chimney breast with a timber mantle over. Either side of the chimney breast are shelving and there are low level cabinets to one side. From here a door opens to the dedicated dining room which has stairs rising to the first floor with storage cupboard under and is open plan to the kitchen area which has been comprehensively fitted with a range of cottage style base and eye level units with solid wood work tops over and several drawers under. There is a window to the side and rear and a door opening to the rear garden. A door opens to a luxuriously appointed bathroom which is fitted with a lovely four piece suite to include a freestanding claw foot bath, shower cubicle, low level wc and wash basin.

#### First Floor

The landing area has a hatch opening to the loft space and doors opening to both bedrooms. The main bedroom has a window to the front and extra width floorboards. The second bedroom has a window to the rear overlooking the private garden.

#### Outside

To the side of the property is a private driveway and pedestrian access to the side gate which opens to the rear garden which is laid to Indian Sandstones and fully enclosed by fencing. Benefitted from a Southerly facing aspect the garden is fully enclosed by fencing with raised boarder to the rear boundary.

#### 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.

#### 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.



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