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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

£700,000

A stunning and refurbished detached family home on a select cul-de-sac position in the Grove area of Tring with full planning permission for a single storey extension to the side and double storey rear extension, whilst already boasting ample driveway parking and a garden cabin. An internal inspection is essential.



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Total area: approx. 117.9 sq. metres (1269.1 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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





Positioned in an ideal location to make use of access to the schools and station.



Ground Floor
A large entrance hall welcomes you into the property and has stairs rising to the first floor and doors opening to ground floor accommodation. There is a neatly fitted cloakroom with two piece suite. To the left hand side a door opens to a really well proportioned living room which boast a dual aspect with a window to the front and a high level window to the side. From here there is an opening to the dedicated dining space which has French doors opening to the rear garden and a door directly through to the kitchen/breakfast room. Fitted with a range of handleless base and eye level units the kitchen has been refit to a high specification with a door opening to the rear, window to the side and a range of integrated appliances.

First Floor
The first floor landing has a hatch to the attic space and doors opening to all three double bedrooms. Two of the bedrooms overlook the rear while one overlooks the front of the property. The family bathroom is positioned off the landing and is fitted with a white three piece suite to include a kidney shaped bath with shower unit and screen over and vanity unit with wash basin inset, wc with concealed cistern and cupboards under.

Outside
The front driveway has been block paved to provide parking for several cars and leads to a pedestrian gate which opens to the side and leads to the rear garden. The rear garden has a patio area to the rear of the house leading to the main portion of the garden which is laid to lawn. Enclosed by a range of fencing there is a secondary porcelain tiled patio area at the rear boundary and a high quality, fully insulated timber garden cabin with power and light.



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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.

Education In The Area
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Grove & 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.

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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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