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Tring
PRICE GUIDE £795,000

Tring

PRICE GUIDE

£795,000

A rare chance to purchase a detached 1930's home within easy striking distance of the High Street, Schools and local amenities. With flexible accommodation over two floors there are four double bedrooms, three bathrooms, kitchen/breakfast room with utility and two reception rooms. Driveway and Southerly facing garden.

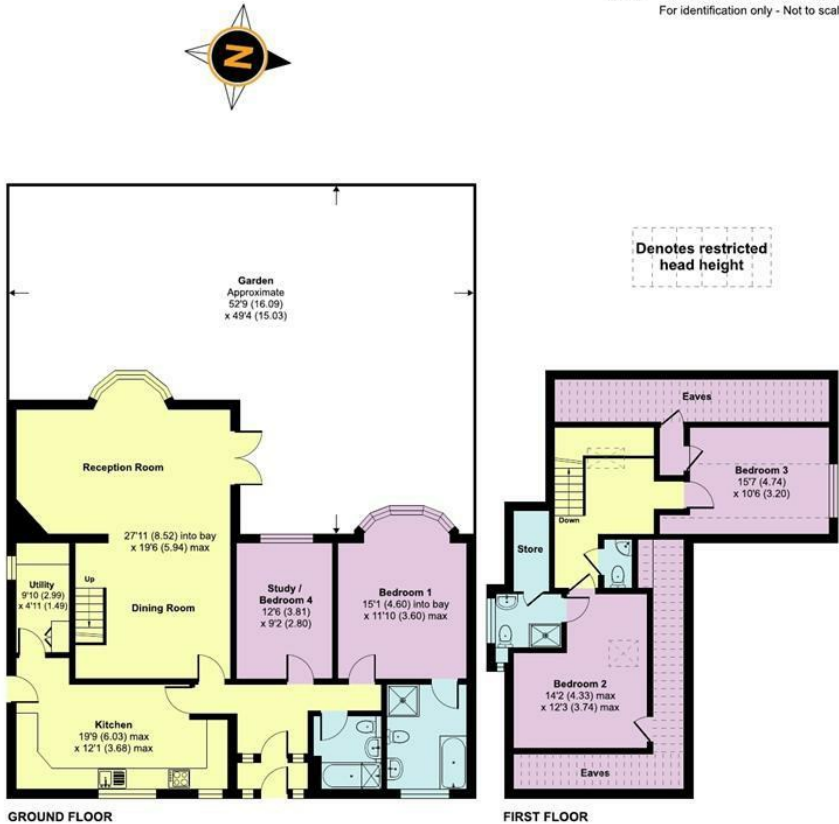


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Dundale Road, Tring, HP23

Approximate Area = 1643 sq ft / 152.6 sq m
Limited Use Area(s) = 309 sq ft / 28.7 sq m
Total = 1952 sq ft / 181.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sterling Homes. REF: 1251597.

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	





A well located and very flexible family home in an ideal location in Tring Town.



Ground Floor

An entrance porch has a beautifully crafted door with decorative stained glass inserts opening to a spacious entrance hall. From here a door leads to a refitted ground floor bathroom which has fully tiled walls and is fitted with a white three piece suite to include a bath with shower unit and screen over. The kitchen has been fitted with a comprehensive range of base and eye level units with several drawers and space for a range style oven and plumbing for a dishwasher. There are two windows to the front and a door to the side opening to the garden. From the kitchen a door opens to a utility room. There are two main reception spaces, a dining room and a living room which has a bay window to the rear and door opening to the garden.

Bedrooms & Ensuities

There are four bedrooms split between the ground and first floor making this a super flexible house. A large main bedroom on the ground floor has a good size ensuite bathroom which is fitted with a white four piece suite which includes a separate shower cubicle and separate bath. The second ground floor bedroom is well served by the main ground floor bathroom. Moving to the first floor there is a landing area which has a door opening to a first floor cloakroom and to a further 2 double bedrooms making four in total. Both the first floor bedrooms have extensive storage into the eaves spaces while one of the bedrooms has a full ensuite shower room.

Outside

An extensive block paved driveway provides parking for several cars while there is a good size lawned area at the front which could be converted into further driveway parking if this was required. Wrought iron gates to one side open to the side passage which leads to the rear garden. Mainly laid to lawn the rear garden boasts a Southerly facing aspect and is fully enclosed by fencing with a number of mature fruit and specimen trees.

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.

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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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