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Tring
OFFERS IN EXCESS OF £1,000,000

Tring

OFFERS IN EXCESS OF

£1,000,000

Having been the subject of a high quality renovation over recent years to include a wonderful open plan kitchen/dining room with separate family room and separate living room with bay window. Four good size bedrooms, family bathroom and ensuite to the principal. Southerly facing rear garden.



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Total area: approx. 169.5 sq. metres (1824.3 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.





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A wonderful four bedroom detached property offered for sale in excellent order.



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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

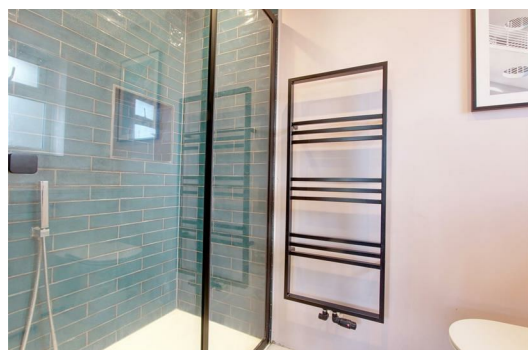
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Grove & Goldfield Infants and Nursery School (currently with an outstanding Ofsted), and Dundale junior school which is in walking distance. Tring Secondary School (currently with a good 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.



Ground Floor

The front door opens to a light and airy landing with a window at split level and lovely wood block flooring. From here stairs rise to the first floor with a walk in storage cupboard under and a door opens to a useful ground floor cloakroom. The living room also has wood block flooring with a bay window to the front with clever storage bench under. The show piece of the ground floor has to be the simply stunning open plan kitchen/dining room. With two French doors opening to the rear garden and a good size central island the kitchen is fitted with a comprehensive range of base and eye level units with solid quartz work top over. There is a door opening to a good size utility room which in turn has an external door opening to the side of the property. From the dining are a door also opens to a dedicated family room which also has French doors opening to the rear garden.

First Floor

A spacious landing area has doors opening to all the first floor accommodation including four bedrooms and a family bathroom fitted with a white four piece suite to include separate shower cubicle and bath. The main bedroom is positioned at the front of the property with a bay window and a host of fitted wardrobes to one wall and door opening to an ensuite shower room. Two of the bedrooms are positioned overlooking the rear with one of them also having a range of wardrobes. The fourth bedroom overlooks the front.

Outside

To the front of the property is a driveway laid to gravel and providing off road parking for several cars and leads to the garage which has double barn style doors. A pedestrian style wrought iron gate to one side leads to the rear garden which has a large flagstone patio area directly to the rear of the house and leads to the main portioned of the garden which is laid to lawn. Southerly facing the property is enclosed by fencing with boarders to both side and rear aspects of the garden.

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