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Temptation comes in many forms...



Tring

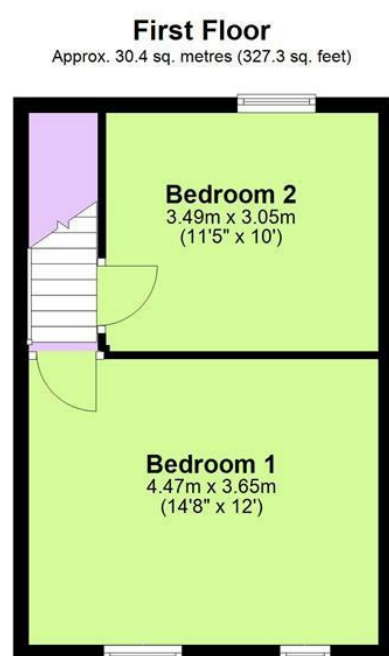
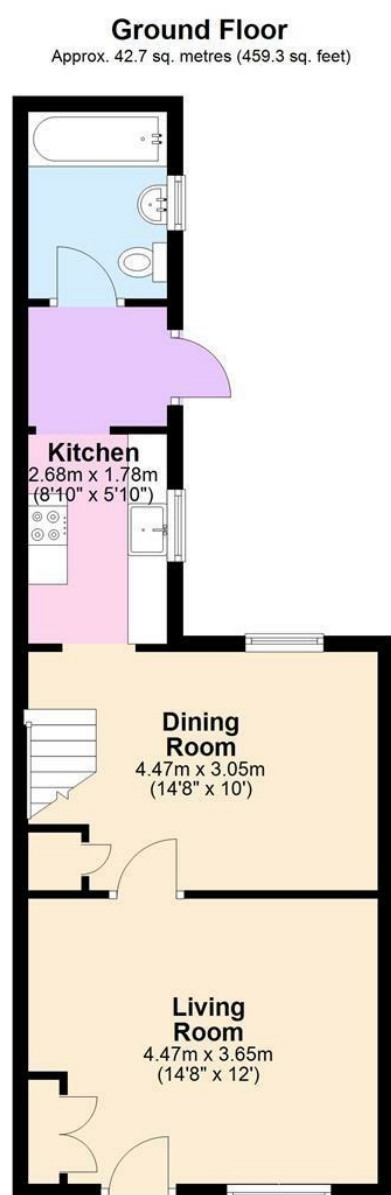
OFFERS IN EXCESS OF

£400,000

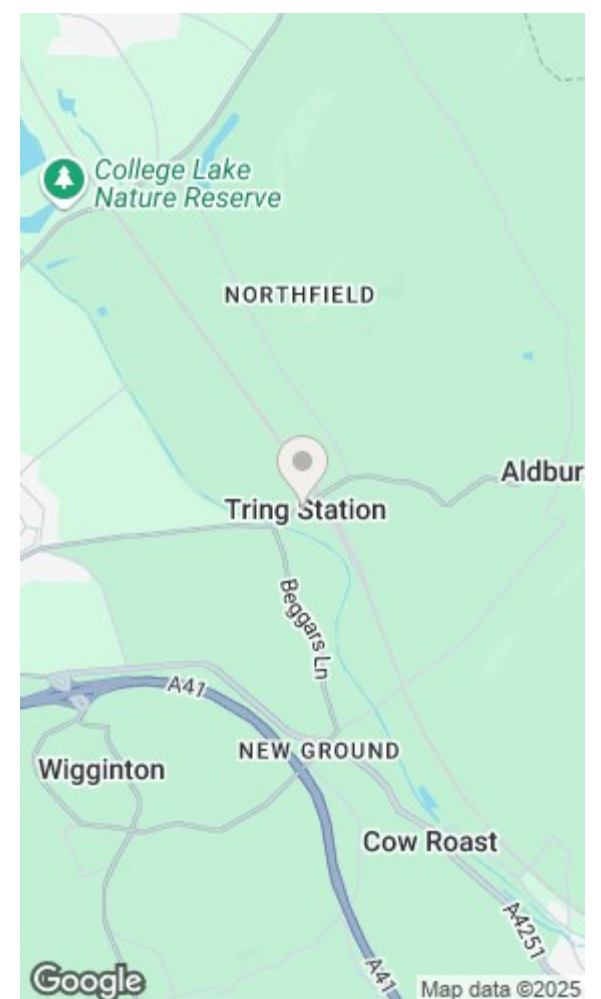
Located just a stones throw from the train station making an ideal property for either commuters or those who love frequenting London for pleasure. A larger than average two bedroom, two reception room cottage which boast a cast iron stove to the living room, two windows to the main bedroom and a private Southerly facing garden.



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Total area: approx. 73.1 sq. metres (786.6 sq. feet)



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	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	
England & Wales		England & Wales	





A large double bedroom, double reception room character cottage ideally place to make the most of town and country.



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Ground Floor

The front door opens to a lovely spacious living room which has a window to the rear and an open grate fireplace with a cast iron stove inset. From here a doorway with an exposed timber beam over leads to the dedicated dining room which has a window to the rear aspect and stairs rising to the first floor. From here you lead directly through to the galley kitchen which has a window to the side and is fitted with a range of base and eye level units including a stainless steel fronted electric oven with storage space over, a two ring hob and a stainless steel sink with drainer. There are a range of fitted base and eye level units with solid oak worktops over. Between the kitchen and the bathroom is a lobby area which has a door opening to the outside rear garden and a door to the bathroom which is fitted with a white three piece suite to include a panelled bath with shower screen and shower unit over.

First Floor

The first floor landing area has doors opening to both the double bedrooms with the principal bedroom positioned at the front of the cottage with two windows overlooking the front while the second bedroom has a window to the rear overlooking the Southerly facing garden.

Outside

Directly to the rear of the house is an area laid to shingle leading to the main part of the garden where there is a timber raised deck, ideal for outside table and chairs with the main part of the garden laid to artificial grass with a raised border to one side. The garden is fully enclosed with fencing with a timber storage unit to one rear corner boundary.

The Location

Tring is a small picturesque market town in Hertfordshire, situated in a gap passing through the Chiltern Hills, which is classed as an Area of Outstanding Natural Beauty. The area is linked to London by the A41, the railway to Euston Station there is also the Southern Train to Shepherds Bush/Westfields(40 mins). There are many walks from the doorstep including the Grand Union Canal and the famous Ridgeway trail.

The former livestock market in Tring, redeveloped in 2005, is now the home of weekly Friday Market and fortnightly Saturday Farmers' Market. Ashridge Estate, part of the National Trust and home to Ashridge Business School, is located just outside Tring. Tring Natural History Museum is also located in the town centre, a legacy from the famous Rothschild Estate. There are many shops in Tring, including some High Street names, and many coffee shops.

Education In The Area

Tring has four state junior schools: Bishop Wood CE Junior School, Dundale Primary and Nursery School, Goldfield Infants and Nursery School and Grove Road Primary School, together with Tring School, which is the State Secondary School.

There is also the Tring Park School for the Performing Arts. Tring railway station is within easy walking distance of the property and is served by London Midland services from Milton Keynes Central to London Euston.

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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