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# Temptation comes in many forms...



Tring  
PRICE GUIDE £295,000



Tring

PRICE GUIDE

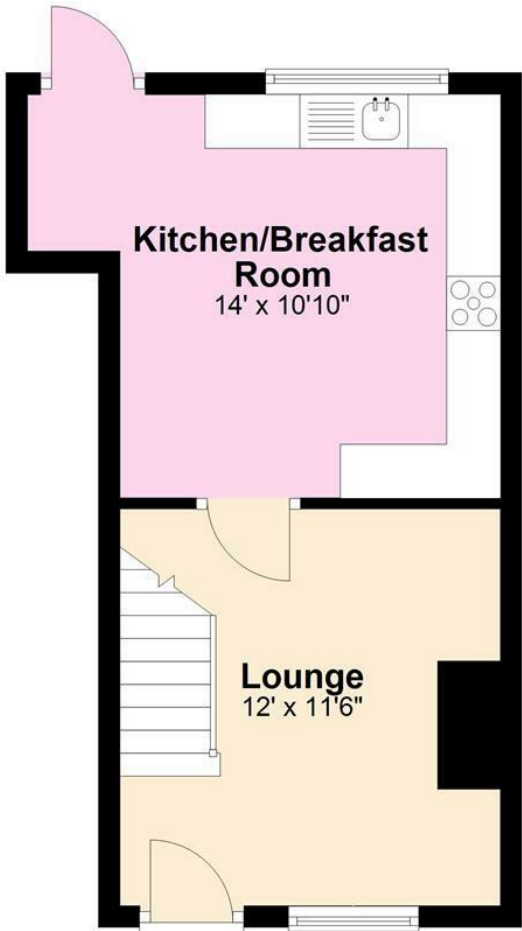
£295,000

A chance to purchase a delightful character cottage in the heart of this sought after Hertfordshire village yet only a short drive to either Tring or Cheddington station serving London Euston in approximately 30 minutes and boasting private off road parking directly to the rear.

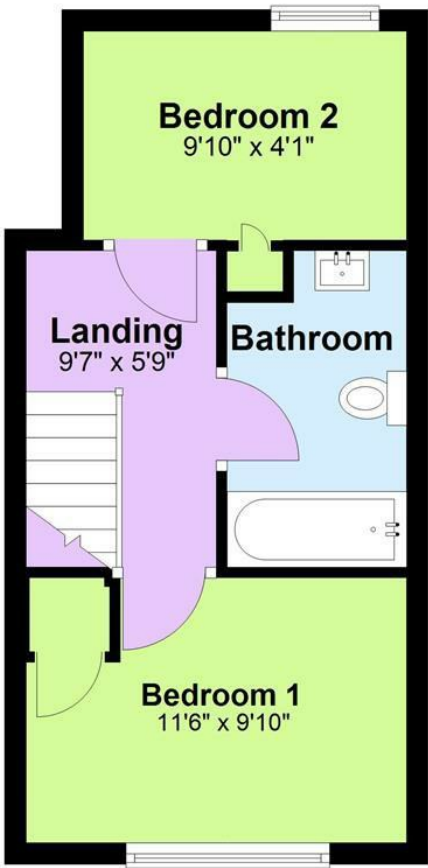


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Ground Floor  
Approx. 297.3 sq. feet



First Floor  
Approx. 265.8 sq. feet



Total area: approx. 563.1 sq. feet



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









A delightful character cottage in a central position within this sought after Herts village close to Tring.



#### Ground Floor

The living room features an open fire and a double glazed sash style window to the front, sympathetic to the character of the Victorian era. The high specification kitchen at the rear is fitted with appealing shaker style cabinets with quartz work tops and an under-mounted sink below a double glazed window which looks onto the delightful rear garden. There is a built in electric oven and five ring gas hob with extractor over. There is an integrated dishwasher and washing machine and space for a fridge freezer. A door leads to the rear garden. Within this area is also a useful study space which could also be used as an area for bistro table and chairs.

#### First Floor

Upstairs there is a double bedroom and a single bedroom which could make an ideal home office, perfect for those working from home or a children's nursery. The bathroom is fitted with a white suite with a shower attachment and splash screen fitted to the bath.

#### Outside

The cottage garden at the rear is easy maintenance and is a perfect spot to unwind after a long day or to entertain friends in the summer. A rear gate leads to the parking area directly behind which is an exceptionally rare find for a period cottage.



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#### The Location

Long Marston lies close to the borders of Buckinghamshire and is approximately three and a half miles from the market town of Tring. Benefiting from a church, public house and a primary school, with more comprehensive shopping, educational and recreational facilities to be found in the towns of Tring and Aylesbury, For the commuter the mainline stations can be found at Cheddington or Tring with good services to London Euston taking between 40 and 45 minutes and access to M1 and M25 via the A41 bypass.

#### 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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