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Tring

OFFERS IN EXCESS OF £1,175,000

Tring

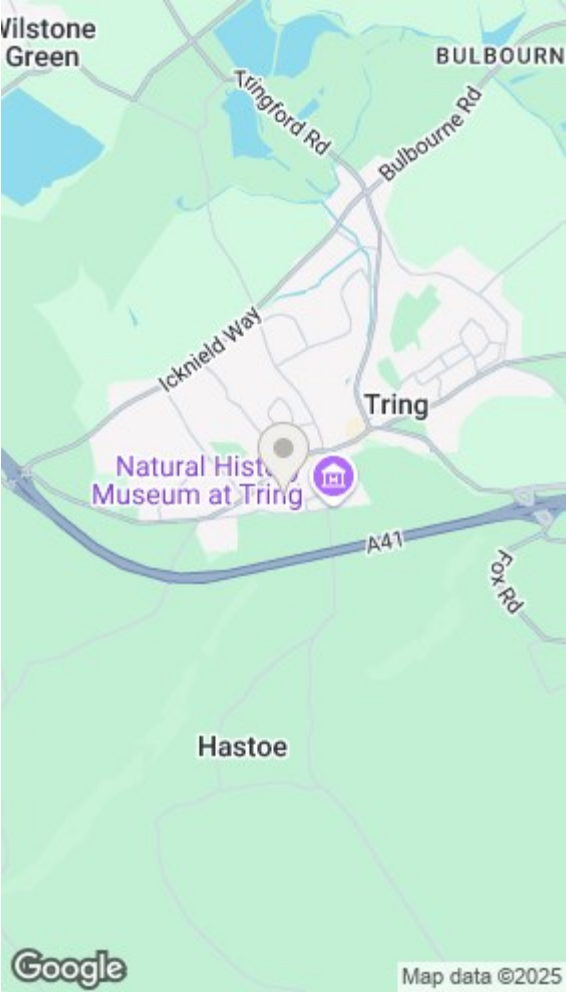
OFFERS IN EXCESS OF

£1,175,000

A rare chance to purchase an iconic double fronted period home in the heart of Tring town centre. Offered for sale in excellent decorative order and with flexible accommodation approaching 2,500 sq ft in size and comprising four double bedrooms, three reception rooms, open plan kitchen/dining/family room, two bathrooms and wonderful garden cabin.



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



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A stunning period home in a wonderful location within catchment for the sought after Goldfield school.



Ground Floor

The front door opens to a spacious entrance hall which has stairs rising to the first floor landing and stairs descending to the basement family room where there is also a cloakroom comprising low level wc and wash basin. To one side of the entrance hall is a characterful exposed brick wall with timbers inset. Off the entrance hall to the left hand side is a dedicated living room which has a bay window to the front, an open grate fireplace with decorative surround and wood effect 'Herringbone' flooring. The dining room also boasts a bay window to the front, wood effect 'Herringbone' flooring and open grate fireplace with exposed brickwork. Moving from the entrance hall towards the rear of the property a door opens to a magnificent open plan family kitchen space. 'L' shaped, there is a distinct kitchen area which has two windows to the rear and is fitted with a high quality range of base and eye level units with work tops over and several drawer units. There is a twin butler style sink and space for a range style oven. There is ample space for sofas, coffee table and TV in addition to the dining area where there is a door opening to the side, French doors opening to the rear garden and a large Velux window all of which allow natural light to flood this space.

First Floor

The first floor landing area has doors opening to three of the four double bedrooms and to a useful first floor utility room where there is space and plumbing for an automatic washing machine and a ceiling hung drying rail. There is a first floor cloakroom fitted with a two piece suite comprising low level wc and wash basin and a family bathroom which has been fitted with a 'Porcelanosa' bathroom which comprises a separate bath and double length walk in shower cubicle, wash basin and low level wc. Two of the double bedrooms overlook the front of the property with the third over looking the rear.

Second Floor

The whole of the second floor is dominated by the principal bedroom suite. A landing has doors opening to the large double bedroom which is dual aspect with a 'Velux' window to the rear and a window to the side. A door from here opens to a large and very useful eaves storage space running half the width of the property. The principal bedroom area is complimented by a high quality shower room which has a window to the rear providing elevated views over the conservation area. A dressing room with fitted wardrobes and drawers completes the second floor and also has a door opens to the other eaves storage space running the remaining width of the property.

Outside

To the side of the property is a pedestrian gate opening to the rear garden. Directly to the rear of the house is a flagstone patio area which leads to the main part of the garden which is laid to lawn. Fully enclosed by fencing there are several mature beds and borders and a brick built outhouse making an ideal storage space for bikes, lawn mowers etc. A pathway then wends its way to one rear corner boundary where there is a composite decked area and a simple magnificent garden cabin which is fully insulated with power and light and bi-folding door which open the width of the cabin. To the side of the cabin is an integrated store room.

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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