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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF

£550,000

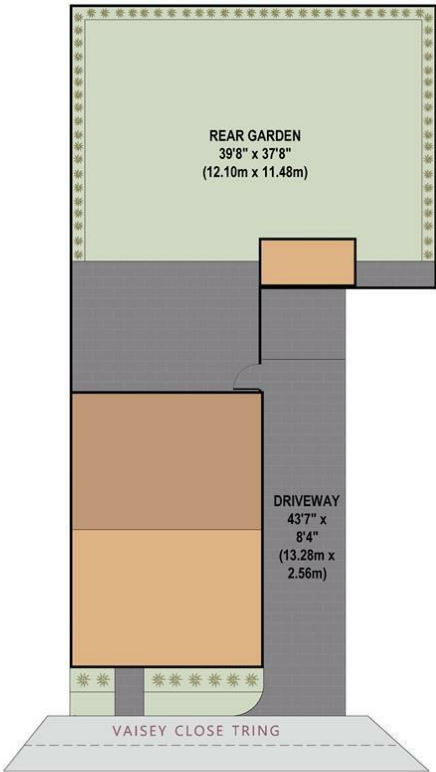
Positioned on a good size Southerly facing corner plot in the heart of this popular location and presented in immaculate decorative order with a dedicated living room, ground floor cloakroom, large open plan kitchen/dining room, 3 bedrooms & 2 bathrooms and driveway parking directly to the side.



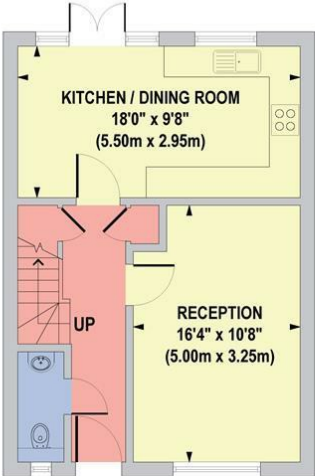
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VAISEY CLOSE

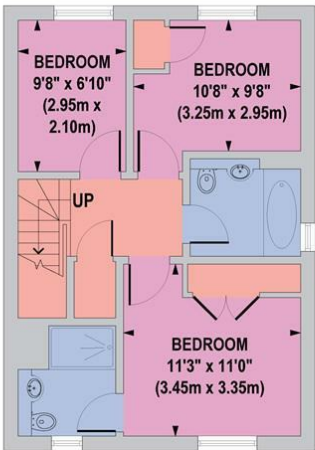
TRING



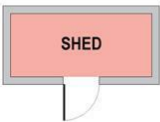
Approximate Gross Internal Floor Area
959 sq. ft / 89.1 sq. m



GROUND FLOOR



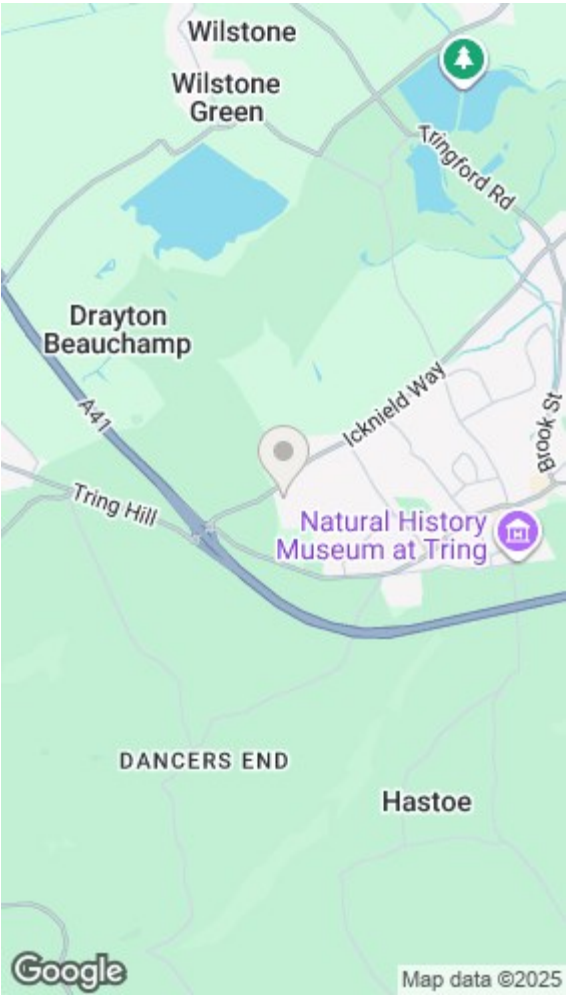
FIRST FLOOR



OUTBUILDING

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



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		96	(92 plus)	A		
(81-91)	B	85		(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	





Partial building warranty remaining on this wonderful three bedroom, two bathroom home on a corner plot.



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The property - ground floor
Offered for sale with high specification fittings throughout, the ground floor has an entrance hall with cloakroom comprising low level WC and wash basin to the left hand side and a door opening to a spacious living room to the right hand side. From the entrance hall stairs rise to the first floor landing and directly ahead of you a door opens to a wonderful open plan kitchen/dining room with a range of fitted base and eye level units and a host of integrated appliances. From here a window over looks the Southerly facing corner plot rear garden and French doors open to a good size patio area.

First floor

The first floor landing has doors opening to all three bedrooms and to the family bathroom which is fitted with a high quality suite comprising panelled bath with shower over, wash basin and WC. The principal bedroom boasts a spacious en-suite shower room.

Outside

To the side of the property is a tandem driveway space providing private parking for two cars. Directly to the rear of the property is a large flagstone patio area which leads to the main portion of the garden which is laid to lawn with several raised borders. The rear garden is Southerly facing in aspect and due to it being a corner plot ensures the property retains excellent scope to extend without taking too much of the garden away (STNP).

The best of town & country

Set on ancient Icknield Way as it runs past the thriving market town of Tring in West Hertfordshire, Roman Park is ideal for enjoying the best of both town and country. Surrounded by glorious Chilterns countryside - and just a short walk from the bustling centre of Tring, with its independent shops, bars, restaurants and excellent schools and amenities - Roman Park is a delightful place to call home. It's excellently connected by road, and by rail too, for commuting into London.

Engulfed by countryside

Life at Roman Park is a breath of fresh air: a semi-rural retreat in an Area of Outstanding Natural Beauty, bounded by the rolling chalk hills of the Chilterns, the dramatic sweeping landscape of the Vale of Aylesbury and the ancient woods of the Ashridge Estate and Wendover. In the town itself, you'll find the award-winning Tring Memorial Gardens, and to the south Tring Park offers 264 acres of woodlands and green spaces for leisure, sports and walking.

Tring - a thriving & vibrant market town
Tring is an attractive and affluent small town with a wealth of independent shops and artisan boutiques, popular pubs, bars and cafes and an outstanding choice of restaurants. It has held market status since 1315, and along with the weekly Charter Market there's a fortnightly Farmers Market, where you can choose from a mouth-watering range of local produce and the speciality foods which Tring offers in abundance. Berkhamsted, just six miles away, is also great for shopping and leisure.

First class for education

For families with children of school age, Tring has first class educational options. Primary schools include Goldfield Infants and Nursery School, Grove Road and Dundale Primary Schools and Bishops Wood CofE Junior School. Tring School offers local secondary education, while Tring Park School for the Performing Arts provides specialist education. Nearby, Berkhamsted provides a range of additional options and Aylesbury, less than 10 miles away, has highly rated schools at all levels.

Agents information for buyers

Please be aware, that 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 your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Should you offer be accepted we are legally obliged to complete anti money laundering checks on all connected purchases. The cost for this is £75 plus VAT per person.



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