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# Temptation comes in many forms...



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Tring

OFFERS IN EXCESS OF £1,000,000

# Tring

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A chance to purchase a detached house on Tring's Grove Road which boasts a Southerly facing garden and exceptional scope to extend STNP. The property is currently configured as 4 reception rooms, 4 double bedrooms, 2 bathrooms and is presented for sale in immaculate decorative order.

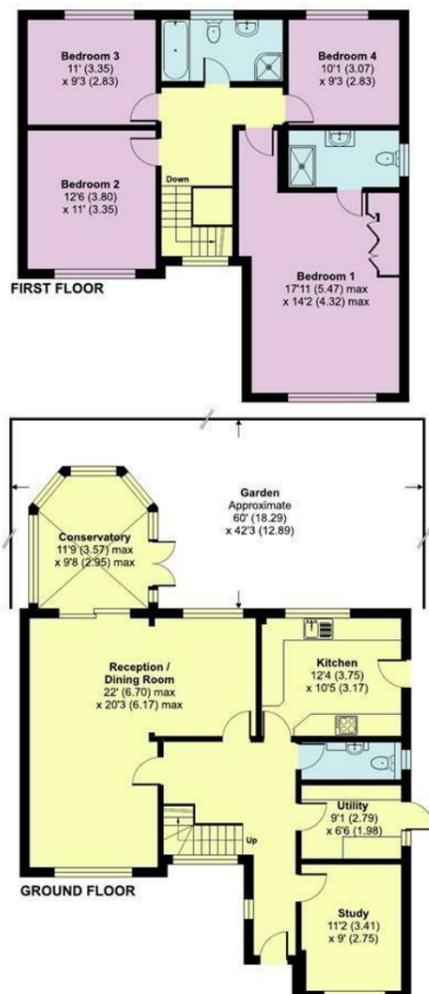


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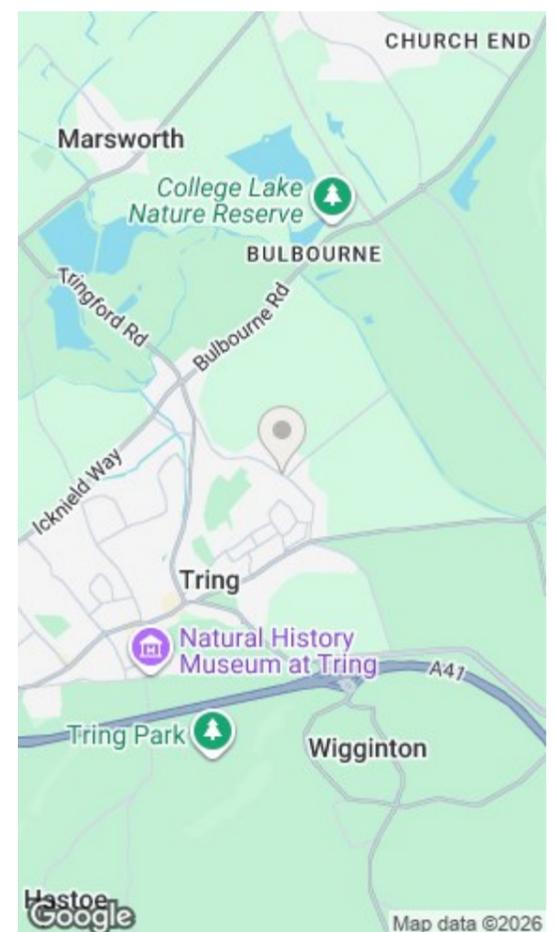
## Grove Road, Tring, HP23

Approximate Area = 1804 sq ft / 167.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sterling Homes. REF: 1344947



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	91	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





Superbly located for town, country and within easy striking distance of the mainline train station.



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#### Ground Floor

An exceptionally spacious, light and airy entrance hall welcomes you into the property with a large floor to ceiling window to the front aspect and stairs rising to the first floor. A door opens to a dedicated study which is positioned at the front of the property while the fitted kitchen which overlooks the rear, has a stable door opening to the garden and is further complimented by a good size utility room which also has a door opening to the side. There are three further reception rooms to accommodate family and friends by means of a dedicated living room, dining room and conservatory to enjoy panoramic views over the Southerly facing gardens to the rear.

#### First Floor

The galleried landing area benefits from the full height window to the front providing lots of natural light to flood this space. Doors open to all four bedrooms which are all doubles in size. The principal bedroom has been fitted with a host of bespoke bedroom furniture to include wardrobes with ample hanging and storage space, dresser with drawers to either side and bedside cabinets. The main bedroom also benefits from a luxurious ensuite bathroom which has a walk in double width shower, vanity unit with floating effect wash basin over and low level wc. The family bathroom which is fitted with both a panelled bath and separate shower cubicle complete this level.

#### The Outside

Part enclosed by a mature laurel hedge there is an opening at the front leading to a good size driveway with ample parking. A side gate continues down the side of the house and leads to the Southerly facing rear gardens. A large sandstone patio area directly to the rear of the house leads to the main portion of the garden which is laid to lawn. The rear garden has a number of beds and borders and specimen trees and is fully enclosed with fencing.

#### 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. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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