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Temptation comes in many forms...



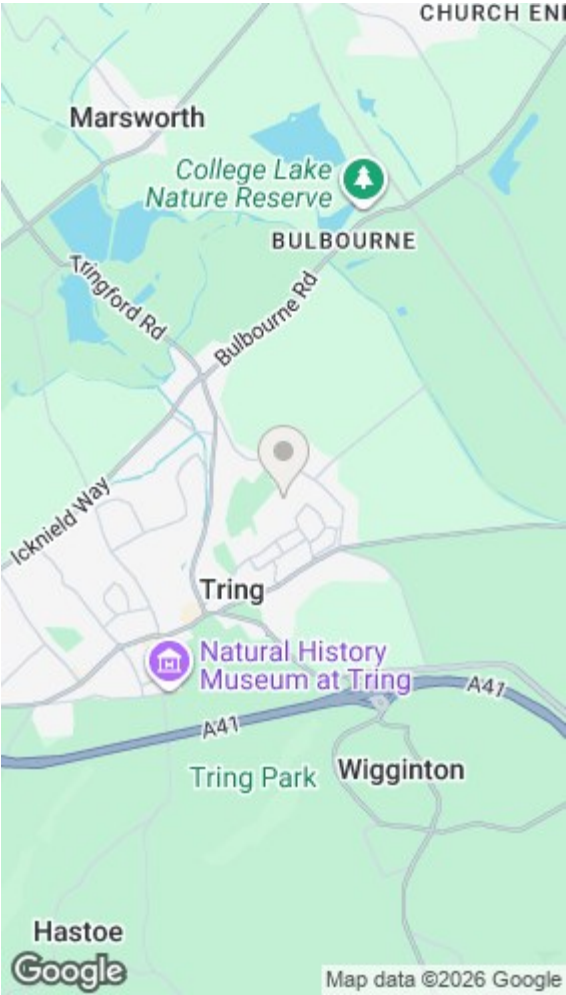
Tring
PRICE GUIDE £800,000

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Located in a cul-de-sac position and within easy striking distance of Grove Road school and Tring secondary school. A mature detached family home which has been extended to the rear to provide a semi open plan kitchen/dining/family room in addition to the well proportioned main reception room. 4 bedrooms and 2 bathrooms.



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





A chance to purchase
a detached family
home in an ideal
position!



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Ground Floor

The front door opens to a good size entrance porch which has windows to the side and a courtesy door opening to the semi integral garage with metal up and over door with power and light. A door opens to the inner hallway which has stairs rising to the first floor landing which has a large window to the side at the split level. A door opens to a ground floor shower room. On the left hand side of the inner hallway a door opens to the main reception room which has a window to the front and a doors opening to the family/dining room. The kitchen is positioned just off the family/ dining room which is fitted with a range of base and eye level units with a door opening to the side. An opening from the kitchen space leads directly to the family/dining room which has floor to ceiling sliding patio doors to the rear and windows to the rear allowing natural light to flood this space.

First Floor

The landing at first floor level has doors opening to all four bedrooms and to the family bathroom which is fitted with a white three piece suite to include a panelled bath with shower unit and screen over. The two bedrooms at the rear overlook the garden and playing fields beyond. The other two bedrooms overlook the peaceful close at the front with one of the bedrooms benefiting from fitted wardrobes.

Outside

To the front of the property is a block paved driveway providing parking for several cars. Leading to the single garage which has a metal up and over door. A side pedestrian gate leads to the rear garden which is mainly laid to lawn with flagstone patio area directly to the rear of the house. The main part of the rear garden is laid to lawn with a mature raised boarder, hedging and several shrubs. The rear garden is mainly enclosed with fencing.

The Location

Life in Tring 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 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 Education On Your Doorstep

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

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. 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 should an offer be accepted. 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 and you understand this is non refundable in any event.

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