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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

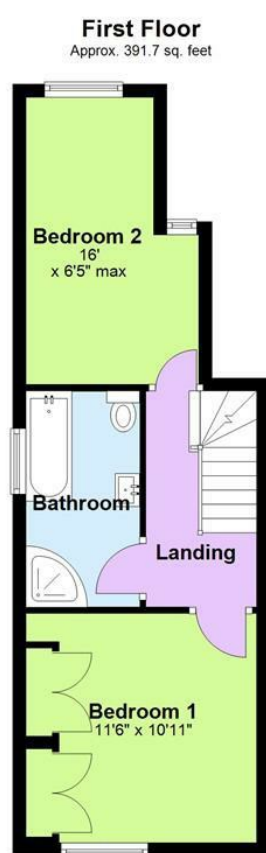
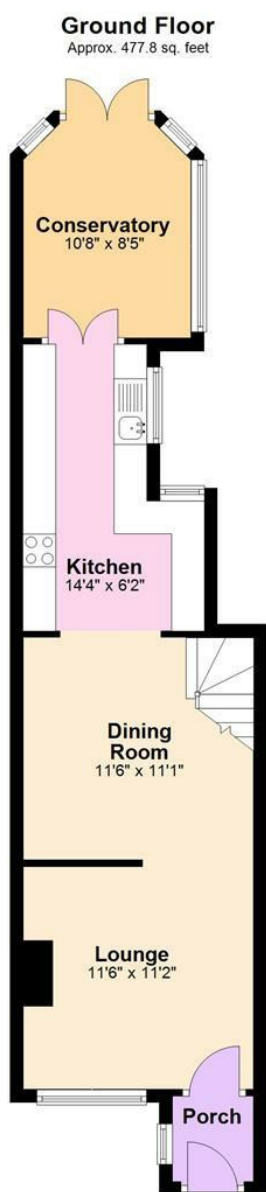
OFFERS IN EXCESS OF

£600,000

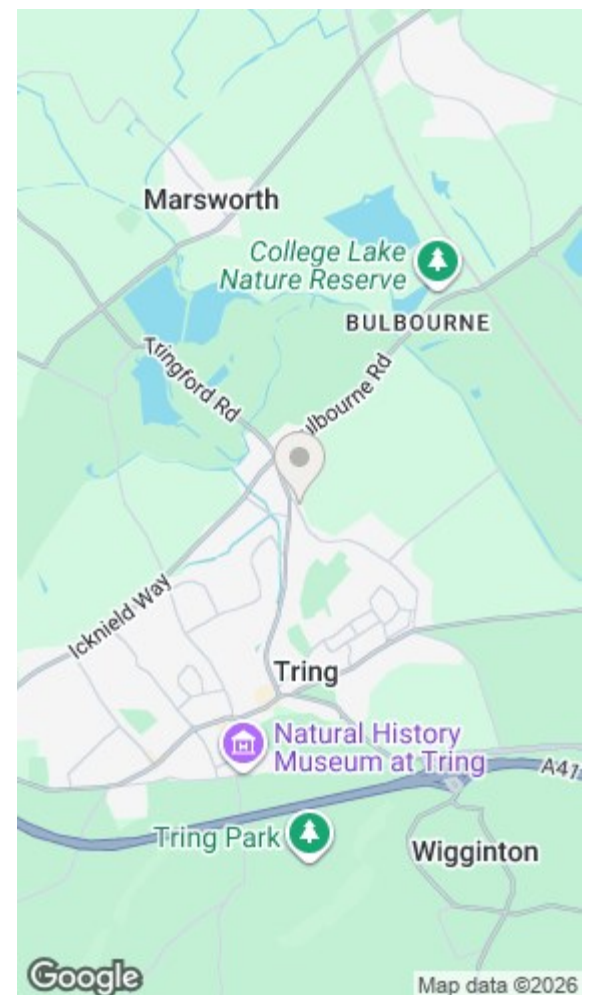
Located on the sought after Grove Road and having the benefit of a 100ft garden, 3 large double bedrooms and luxuriously appointed bathroom alongside three reception spaces and a lovely fitted kitchen.



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Total area: approx. 1056.3 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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





Positioned on a lovely road just outside of the centre of Tring town.



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#### Ground Floor

The living room is positioned at the front of the property and boasts a cast iron wood burning stove with fitted cabinets and shelving to either side of the chimney breast. From here you walk directly through to the dedicated dining room which is ideally positioned since it is directly next to the kitchen which has been fitted with a range of base and eye level units with work tops and a breakfast bar over. There is a window to the side and double doors opening through to a lovely conservatory giving panoramic views over the well manicured rear garden.

#### First Floor

Moving to the first floor there is a spacious landing area which has a second staircase rising to the second floor. The spacious family bathroom is positioned at this level and boasts a 4 piece suite to include a freestanding bath and separate shower cubicle along with a vanity wash basin and WC. There is a window to the side in the bathroom. The principal bedroom is positioned at the front of the property and has a range of fitted wardrobes providing ample storage and hanging space. The second bedroom is positioned at the rear of the property.

#### Second Floor

The second floor landing has a door opening to the third bedroom which has stunning elevated views over countryside to the rear and a Velux window to the front.

#### Outside

There is a block paved terrace to the front of the property. Directly to the rear of the house is a good size flagstone patio area which leads to the main part of the garden which is mainly laid to lawn. At the rear boundary there is a raised timber deck and timber framed shed. The garden is enclosed by a range of fencing with mature hedging to one side. There is a raised boarder to one of the side boundaries.

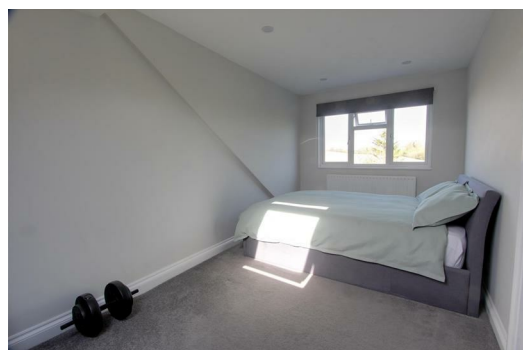
#### The Location

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.

#### 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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