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Tring

ASKING PRICE £415,000



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Tring

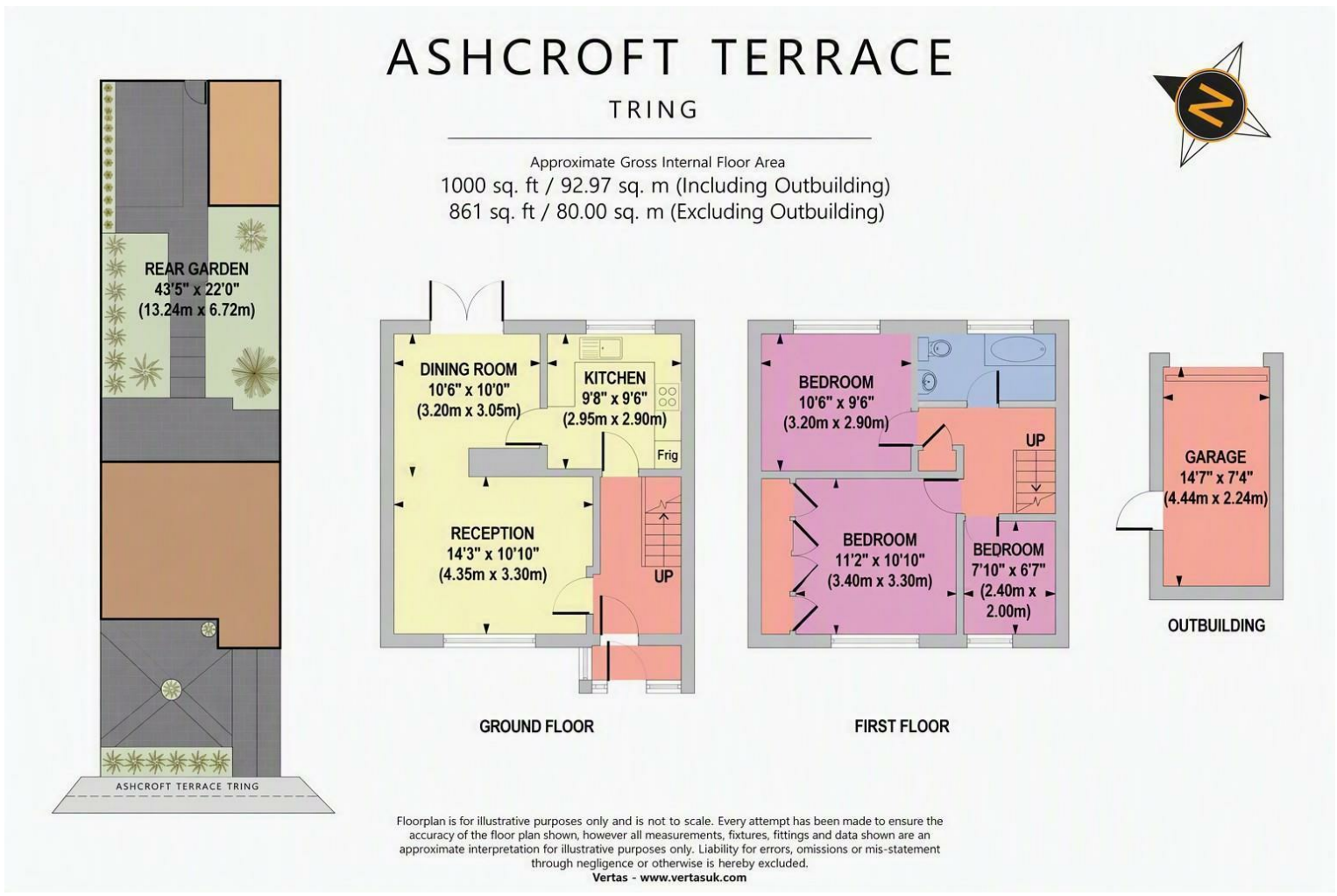
ASKING PRICE

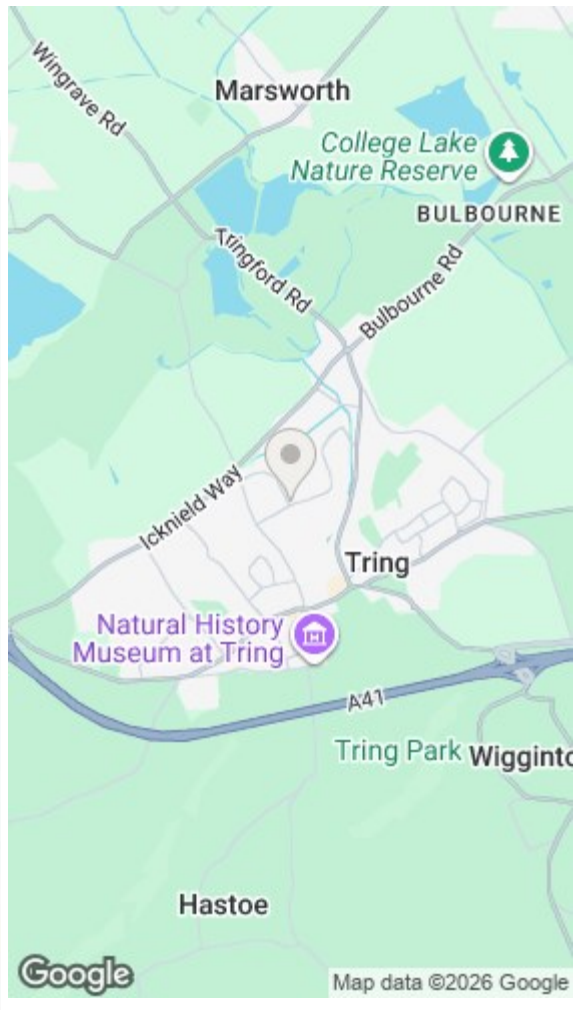
£415,000

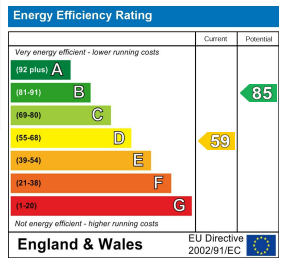
Located on a peaceful residential road within walking distance of the High Street and all town amenities and boasting garage to the rear and driveway parking to the front. The property has two reception rooms, fitted kitchen, three bedrooms and a family bathroom alongside a fully enclosed private rear garden,.

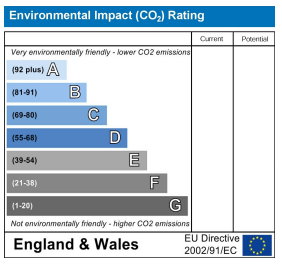


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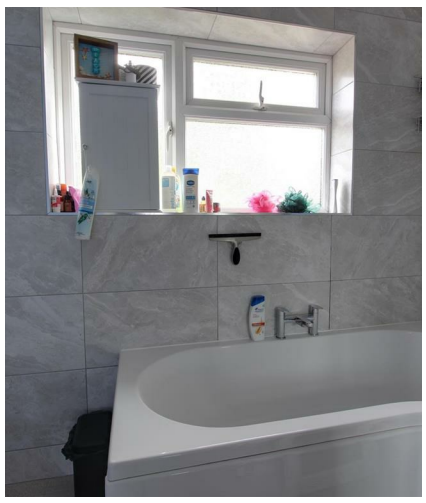
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Located in a prime position in the heart of Tring Town.





Ground Floor
A useful ground floor porch opens directly to the entrance hall which has stairs rising to the first floor with storage cupboard under and doors opening to the kitchen and to the living room. The living room has a good size window to the front aspect and an open grate fireplace with exposed brick surround. From here you walk directly through to the dining room which has French doors opening to the rear garden and a door to the kitchen which is fitted with a comprehensive range of base and eye level units with roll top work surface over and window to the rear.

First Floor
To the first floor a landing space has doors opening to all bedrooms and to the family bathroom which is fitted with a white three piece suite comprising low level wc, wash basin and panelled bath. Two of the bedrooms overlook the front of the property with a third overlooking the rear.

Outside
The front of the property has been comprehensively paved to provide a double width driveway with scope for EV charging. The rear garden is mainly laid to lawn, paved patio area, flower and shrub beds, outside lighting, gated rear access leading to the garage and parking area. The detached garage has power and light with parking to the front of it.

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.

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 within a short walk of the property) Dundale primary & junior school and Grove Road primary & junior school. 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 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.
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