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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

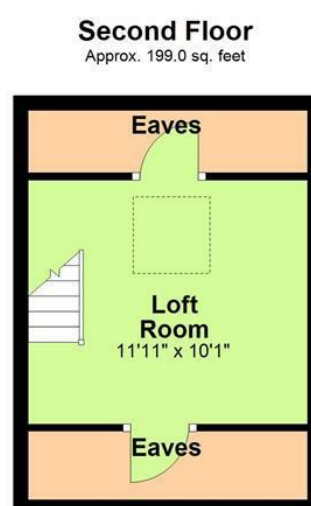
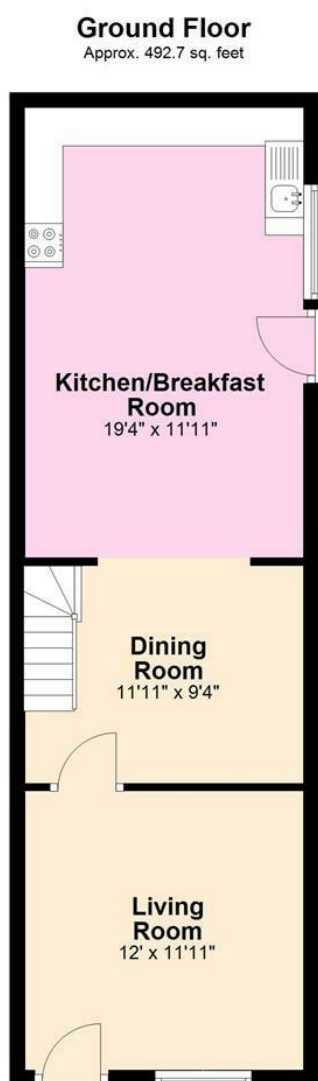
OFFERS IN EXCESS OF

£425,000

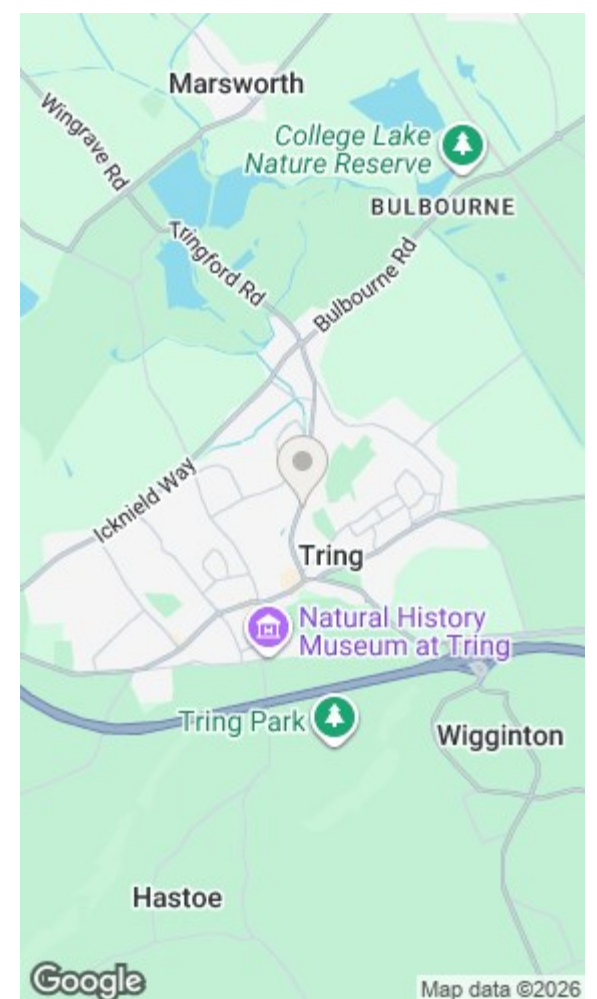
A wonderful character cottage of circa 1000 sq ft in size and offering flexible layout to include a useful attic room with window to the rear and deep set eaves storage. With two good size reception rooms to include an open plan kitchen/diner leading to the rear garden which has a useful brick built outhouse.



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Total area: approx. 1010.4 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	52		

England & Wales EU Directive 2002/91/EC





A wonderful period home just a stones throw from the town centre.



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#### Ground Floor

The property can be easily accessed via either the front door or the stable door at the side of the property which opens to the stunning kitchen/dining room which is fitted with a range of shaker style base and eye level units with several integrated appliances. The kitchen is open plan to the dining room where stairs rise to the first floor with storage fitted under. A door from here leads to the front of the property where the living room is positioned with a window to the front and a chimney breast with feature stove inset.

#### First Floor

The first floor landing has a staircase rising to the second floor attic room and doors opening to bedrooms 1 and 2 and the spacious family bathroom which is fitted with a white four piece suite including both a freestanding bath and separate shower cubicle. Bedroom one is positioned at the front of the property while bedroom two overlooks the rear garden and has feature panelling.

#### Second Floor

Stairs rise to the second floor attic room which the current owners use as a combination of double guest bedroom and home office. There is excellent storage into the eaves spaces and a Velux window to the rear.

#### Outside

Steps lead up to the front door where there is a small grassed garden area. There is level side access which leads to both the stable door of the kitchen and to the rear garden where there is a brick built outhouse which some have converted to home offices, utility rooms or treatment rooms. Steps lead to the main portion of the garden which is mainly laid to lawn with several mature beds and borders. At the rear boundary is an elevated flagstone patio which is the ideal place to entertain family and friends in the summer months since it benefits from capturing the rays of the setting sun,

#### The Location

The property is situated in a sought after location and 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. Brook Street is ideally placed to take advantage of all the countryside 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, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

#### 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 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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