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Tring

GUIDE PRICE £425,000

Temptation comes in many forms...

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Tring

GUIDE PRICE

£425,000

A charming two double bedroom home which has a lovely open plan living/dining room opening directly onto a private and fully enclosed rear garden which is South/West facing. The property also has the advantage of ensuite shower room and driveway parking to the side.

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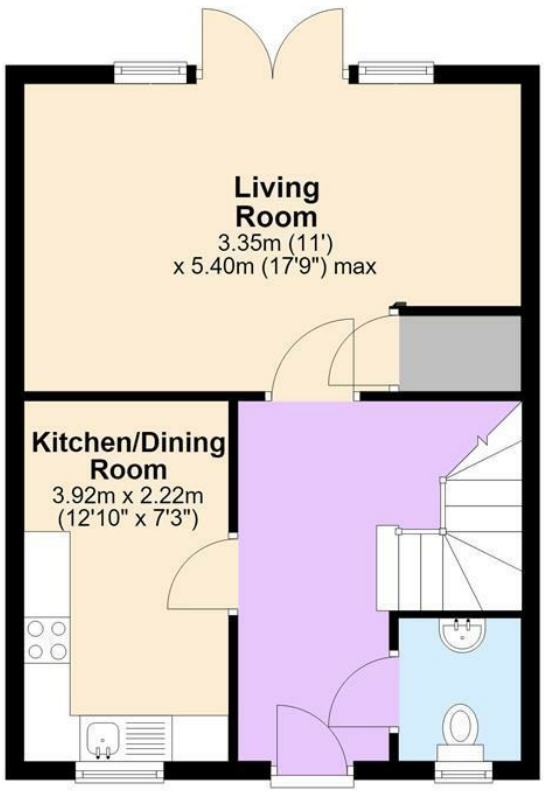

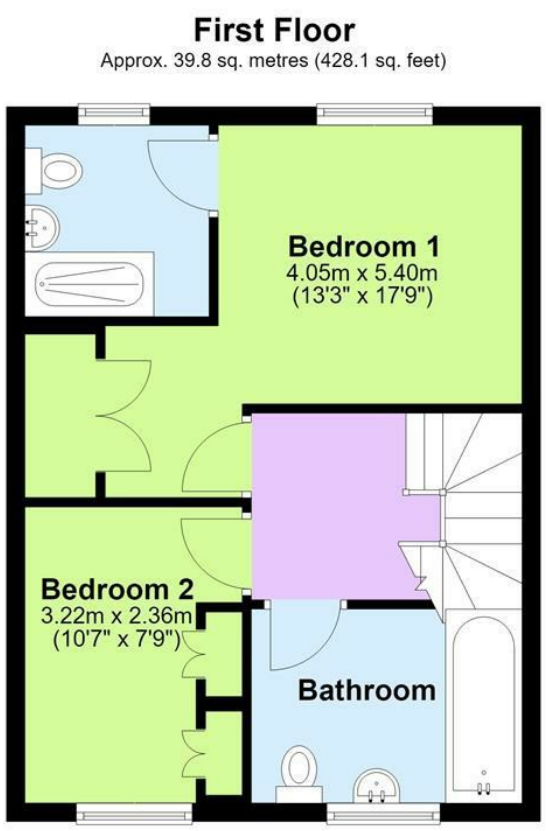

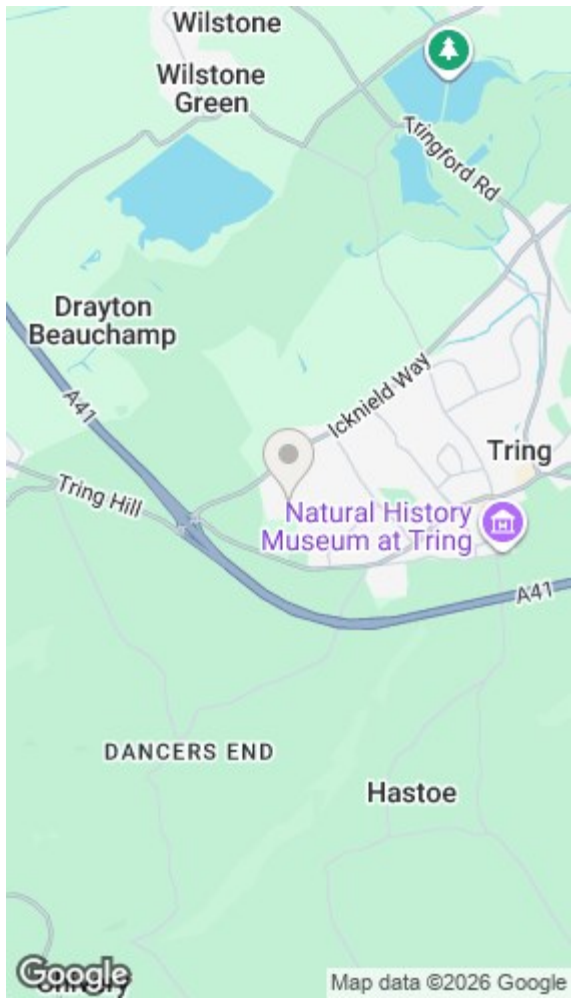

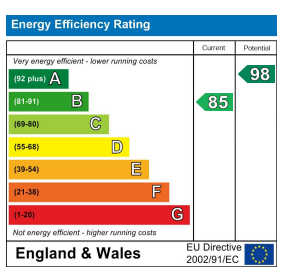

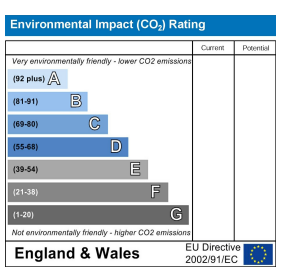

Total area: approx. 79.5 sq. metres (856.2 sq. feet)

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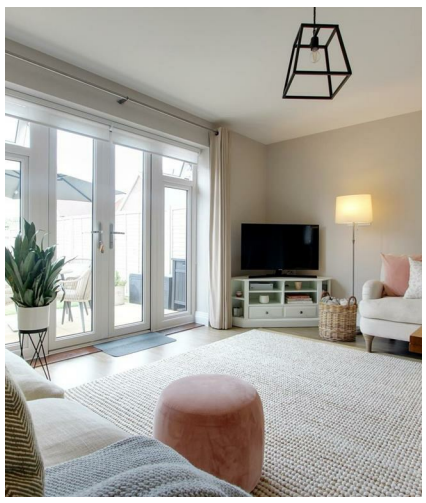

A nearly new 2 double bedroom home with 5 years remaining on the NHBC building warranty.

Ground Floor
The front door opens to a welcoming entrance hall which has stairs rising to the first floor and a door opening to a useful ground floor cloakroom which is fitted with a white low level wc and wash basin. To the left hand side of the entrance hall a door opens to an 'eat-in' kitchen/dining room also includes a number of integrated appliances. The kitchen is well-proportioned and features a window overlooking the front. Dominating the whole width of the rear of the ground floor is the living room which has French doors opening to the rear garden.

First Floor
The landing area on the first floor has doors opening to both double bedrooms and to the family bathroom which is fitted with a white three piece suite to include a panelled bath with shower screen and unit over. The second bedroom looks out to the front of the property with useful fitted wardrobes, while the main bedroom overlooks the rear garden and boasts an ensuite shower room.

Outside
To the front of the property are two small lawned areas with herbaceous boarders and a flagstone pathway leading to the front door. The private rear garden is fully enclosed by fencing and mainly laid to lawn with a flagstone patio area directly to the rear of the house and a wonderfully designed bushes and plants running down the side of the garden. There is two allocated parking spaces and visitor parking close to the property.

Location
If you're dreaming of a stunning location with plenty of room to grow, you can find this and more at Roman Park, to the west of the affluent market town of Tring in West Hertfordshire. Classed as an Area of Outstanding Natural Beauty, you'll be spoiled for choice with a myriad of amenities right on your doorstep. Convenient transport links allow you to venture further afield with ease. Just outside the development there is a Children's playground and BMX track only a few mins walk from the house, perfect for young children.

Tring Town
Situated within the Chiltern Hills, the historic market town of Tring suits families and commuters alike. It offers an extensive mix of independently run shops, cafes, bars and restaurants. With a long history in local speciality foods, you will still find the Charter Market taking place every Friday as well as a fortnightly Saturday Farmers Market. Only 6 miles away, Berkhamsted offers even further retail and leisure facilities.

On Your Doorstep
Enjoy outdoor leisure in Tring Park's 264 acres of countryside, or visit the award-winning Memorial Garden, by the High Street. For sporting enthusiasts, Tring has cricket, tennis, rugby and football clubs, and swimming and sports facilities at Tring Sports Centre. he numerous nearby golf courses, including Stocks Hotel Golf & Country Club and Ashridge, Ivinghoe and Chiltern Forest Golf Clubs provide plenty of locations to improve your game. The renowned Champneys Health Resort provides a touch of pampering just minutes from home. The vast open countryside surrounding Tring includes highlights such as Tring reservoir, the Grand Union Canal, College Lake Nature Reserve and the National Trust's impressive Ashridge Estate.

Transport Links
Tring is perfectly placed for you to experience an easy commute to Watford, Luton or London. The A41/B488 interchange lies less than half a mile from Roman Park, providing access to Aylesbury, Watford and Hemel Hempstead, which are under 7, 12 and 14 miles away respectively. The A41 also joins the M25, just over 10 miles away, connecting you to the national motorway network. Tring's mainline train station on the West Coast Main Line, 2.5 miles east of Roman Park, provides fast and frequent services into London Euston in approximately 40 minutes. A 15-minute drive to Berkhamsted train station allows you to reach London Euston or Birmingham in around half an hour. Whether for work or pleasure, London Heathrow and Luton Airports are both within 45 minutes' drive for travel further afield.

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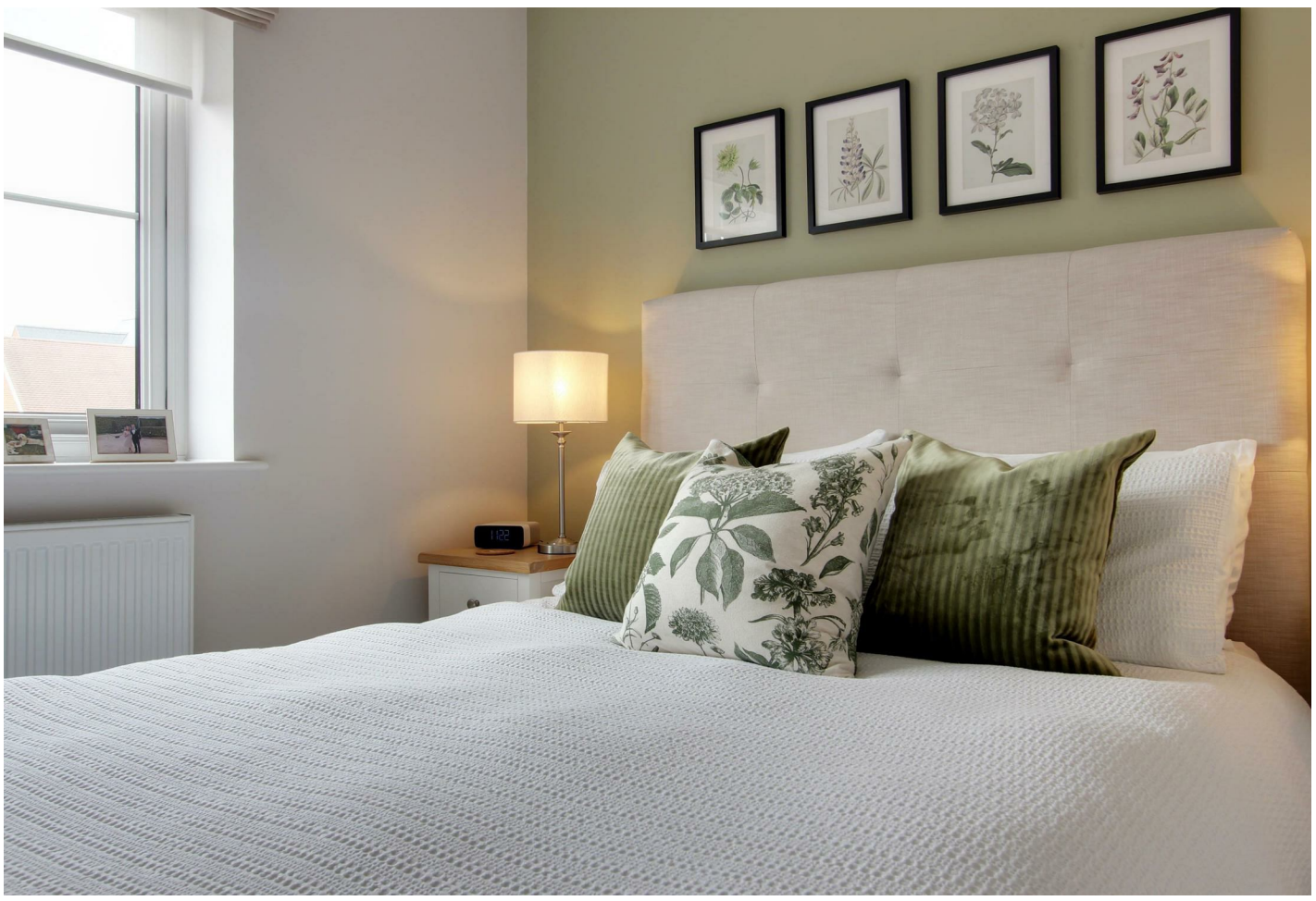
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2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers 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.