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Tring
OFFERS IN EXCESS OF £900,000

Tring

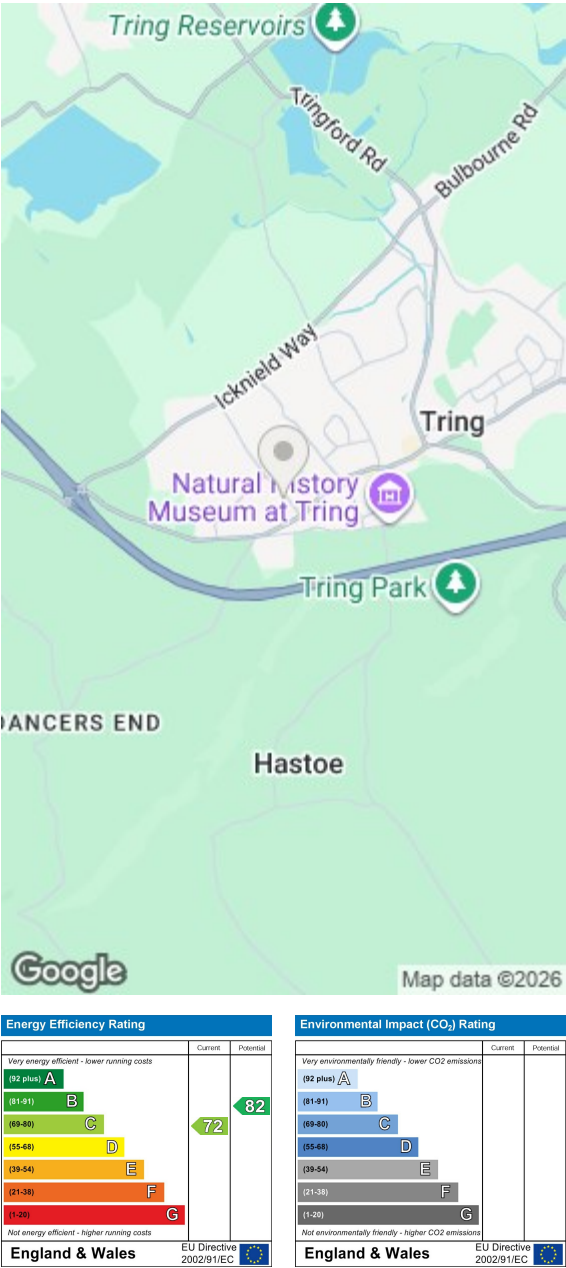
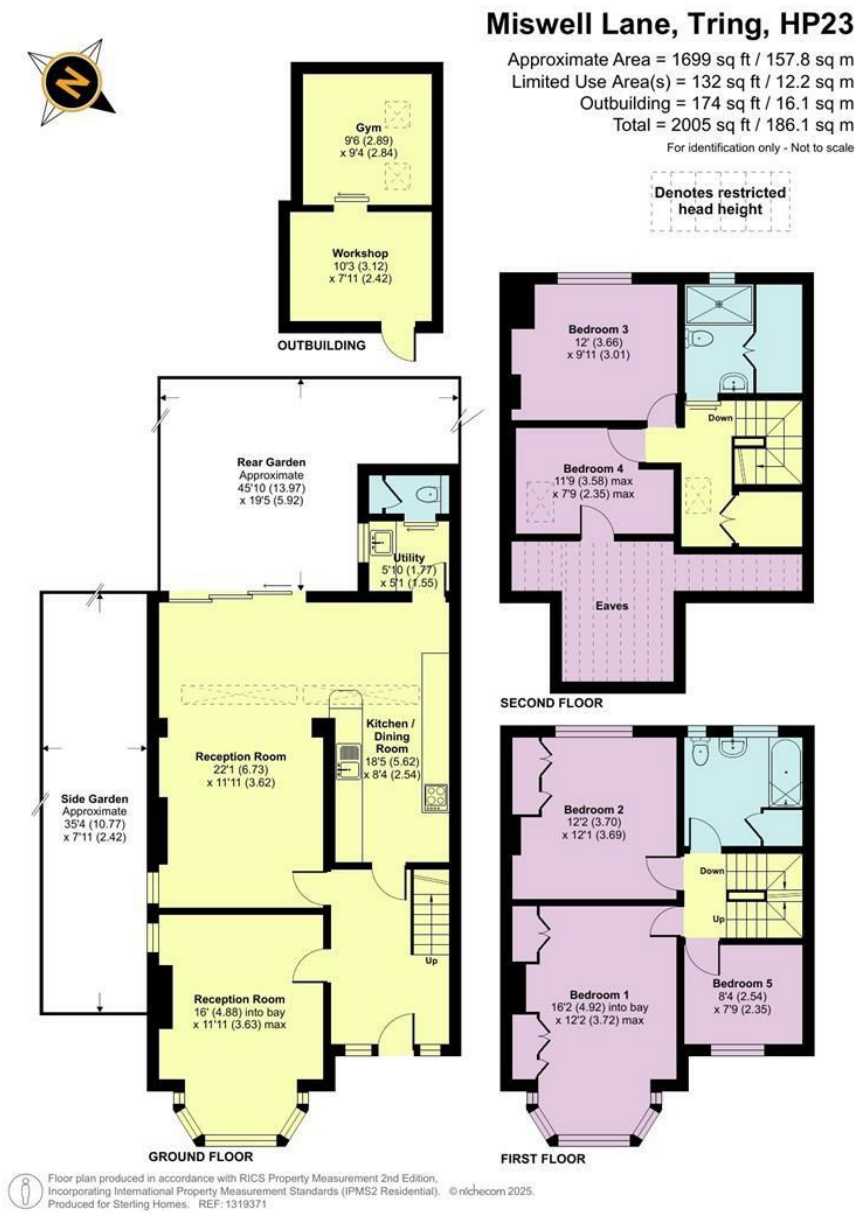
OFFERS IN EXCESS OF

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A stunning 1930's home approximately 2000 sq ft in size with accommodation over 3 floors including a wonderful open plan kitchen/family/dining room, 5 bedrooms, 2 bathrooms large driveway, detached garage with home gym and south facing garden with outdoor kitchen! Complete onwards chain.



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5 bedrooms, 3 reception rooms, 3 bathrooms, character features and excellent garden for entertaining.



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Reception Spaces
A grand entrance hall has a sweeping staircase rising to the first floor landing area and has the benefit of a full height storage cupboard under. From the entrance hall there are doors opening to the kitchen, the family room and the living room. The living room is positioned in the traditional front area of the house which is dual aspect with a bay window over looking the front garden and window to the side and the benefit of an open grate fireplace. The family room also has a window to the side and the advantage of a cast iron wood burning stove. The family room opens directly to the extensive dining area which has triple width sliding patio doors opening to the rear and opens directly to the kitchen area which has been fitted with a comprehensive range of base and eye level units incorporating several drawers and breakfast bar area.

Bathroom, WC & Utility.
Just off the kitchen is a useful utility room which leads to a ground floor cloakroom which is fitted with a white two piece suite to include low level wc and wash basin. The family bathroom is exceptionally spacious and has been fitted with a white three piece suite to include a wash basin, low level wc and a tongue and groove panelled bath. There are two windows to the rear and a cupboard in the family bathroom.

Bedrooms
The property is well served by five good size bedrooms. The first floor is home to three of the bedrooms with the principal bedroom benefitting from a bay window to the front and fitted wardrobes. The second bedroom overlooks the rear garden while the third bedroom also has an aspect to the front. The second floor landing has doors opening to a further two double bedrooms (that's five in total!) and a door opens to a luxuriously appointed bathroom with double length walk in shower, wc and wash basin.

Front Garden
Located in a set back position the property has a low level brick wall to the front which is screened yet further by mature hedging. A pedestrian gate opens to paved pathway which leads to the front door. The garden area at the front is mainly laid to lawn with a feature specimen tree and mature borders.

Driveway/ Garage & Home Gym
A good size area of hardstanding provides an initial parking area which has wrought iron gates opening to a secondary parking area which also leads down to a larger than average detached garage with up and over door, power and light. The rear section of the garage has been converted into a home gym which has wood panelled walls, power and light.

Rear Garden
The rear garden benefits from a southerly facing aspect and has a good size patio area directly to the rear of the house which extends to the main part of the garden which is mainly laid to lawn and enclosed by fencing and brick retaining wall to all three sides. One of the main features of the rear garden making it ideal for al fresco entertaining is the outdoor kitchen area which boasts an integrated gas fired BBQ, refrigerator, work tops and slate cladding.

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). Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

Tring Facilities
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.

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 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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