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Tring

OFFERS IN EXCESS OF £385,000

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Tring

OFFERS IN EXCESS OF

£385,000

Positioned at the end of a lovely cul-de-sac ideally placed to make the most of the canal walks and countryside yet within striking distance of the town centre and amenities. An excellent valued and extended three bedroom family home with the benefit of a ground floor 'lootility' room, and dual aspect living/dining room and large family bathroom with separate shower and bath.

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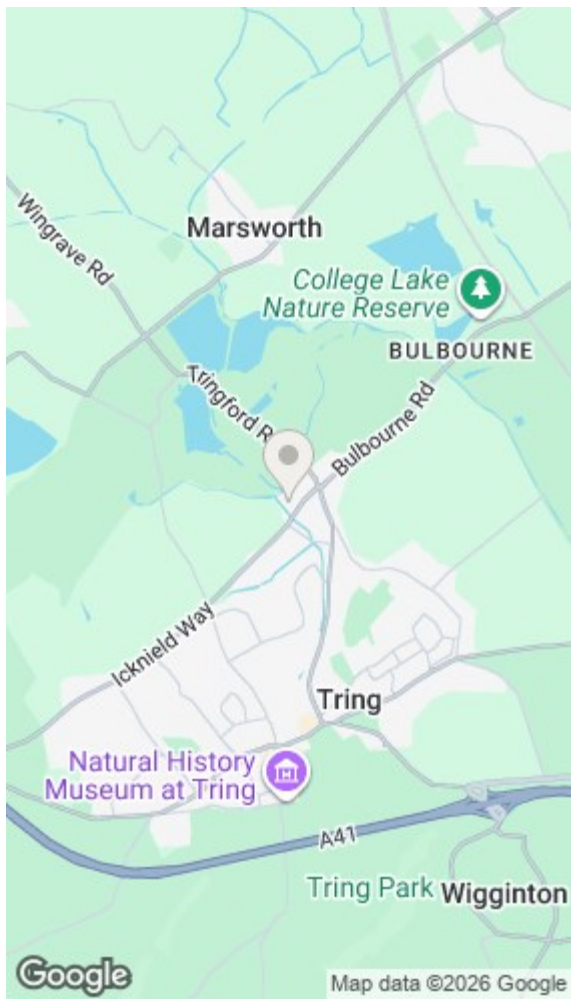
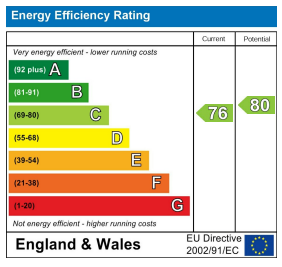
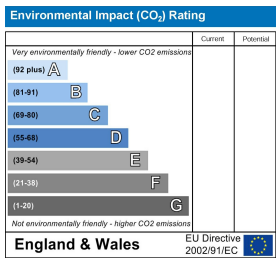
Total area: approx. 112.0 sq. metres (1205.2 sq. feet)







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Located at the end of a peaceful cul-de-sac with a private Westerly facing garden.

Ground Floor
The front door opens to a spacious entrance hall where stairs ascend to the first floor landing. Directly ahead of you a door opens to a useful 'lootility' room which has space and plumbing for a washing machine and is also fitted with a two piece suite comprising low level wc and wash basin. To the left hand side of the entrance hall a door opens to a wonderful dual aspect living space with separate dining area. There is a window to the front and French doors opening to the rear garden. From here a door leads to the spacious kitchen which has been fitted with a comprehensive range of base and eye level units with space for free standing fridge and freezer and range style oven. The kitchen has a window overlooking the private rear garden.

First Floor
The landing of the first floor has doors opening to all three bedrooms. Two of the bedrooms overlook the front of the property while the third overlooks the rear. The exceptionally spacious family bathroom is fitted with a white four piece suite to include a separate bath and separate shower cubicle.

The Outside
Directly to the front of the property is unallocated parking however there is also scope to convert the front to private driveway parking STNP. Directly to the rear of the house is a flagstone patio area which turns into a pathway leading to the rear boundary where a gate opens to walks into the countryside. The garden is fully enclosed by fencing and mainly laid to lawn with a variety of mature planting along the boundaries.

The Location
The property is situated 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. 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.

Education In The Area
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Grove Road Primary School which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) is also close by along with Dundale school.

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:

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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..
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