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Tring

ASKING PRICE £575,000

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Tring

ASKING PRICE

£575,000

Positioned on an exceptionally sought after road just a short walk from the High Street and amenities. A mature semi detached family home which has excellent scope to extend and currently boasting 3 reception rooms, 3 bedrooms and lovely Southerly facing rear garden with garden cabin.

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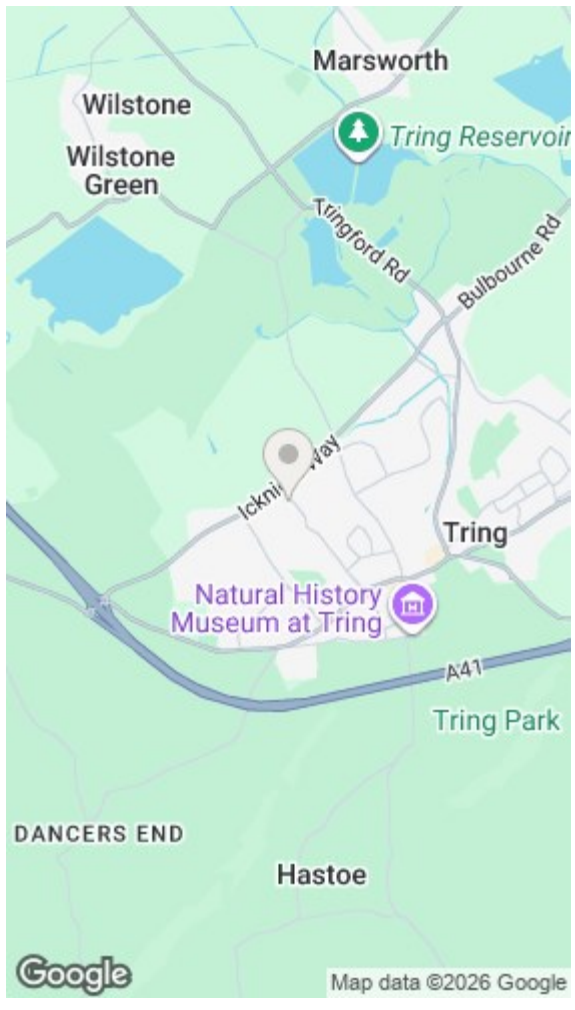
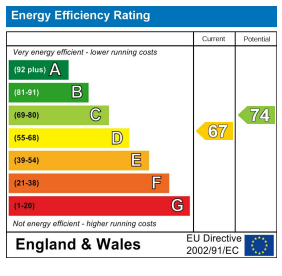
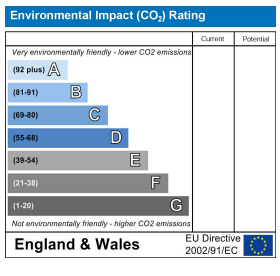
Total area: approx. 111.8 sq. metres (1203.4 sq. feet)







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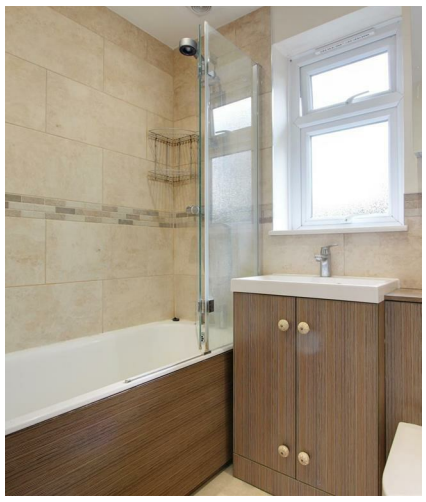

Positioned for easy access to Goldfield and Bishopswood Schools and the High Street.

Ground Floor
The entrance hall has stairs rising to the first floor and a door opening to the front room which has a box window to the front and a feature fireplace. From here an opening leads to the family room which leads directly through to the dining room which has sliding patio doors opening to the rear garden. The kitchen is well equipped with a range of base and eye level units to include roll top work surfaces. A door from the kitchen leads to the larger than average garage while a rear lobby has a door opening to a ground floor cloakroom.

First Floor
The landing area of the first floor is dual aspect with windows to the front and side. Doors from the landing open to all three of the bedrooms and to the re-fitted family bathroom which benefits from a panelled bath with shower unit and screen over. Two of the bedrooms overlook the front of the property and boast views heading over the rooftops towards the Ivinghoe Beacon. The third bedroom overlooks the rear garden.

Outside
There is a block paved driveway to the front providing off road parking with a wall mounted ev charge point, and a garden area laid to lawn with low level brickwall. The driveway also leads to the garage which has a metal up and over door, power and light. An undoubted feature of this property is the mature and well established rear garden. Directly to the rear of the house is a flagstone patio area which leads to the main portion of the garden which is laid to lawn. Towards one side is a timber framed garden room which is insulated with power and light.

The Location
Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities. Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including Costa and a variety of independent restaurants.

On Your Doorstep
The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose, Gails Bakery, Fat Face and a whole host of independent restaurants and wine bars. Buckinghamshire`s County Town, Aylesbury, is around 8 miles and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

Transport Links
London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular and direct train services to London Euston and Shepherds Bush in a little over 40 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

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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