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Tring
OFFERS IN EXCESS OF £1,000,000

Tring

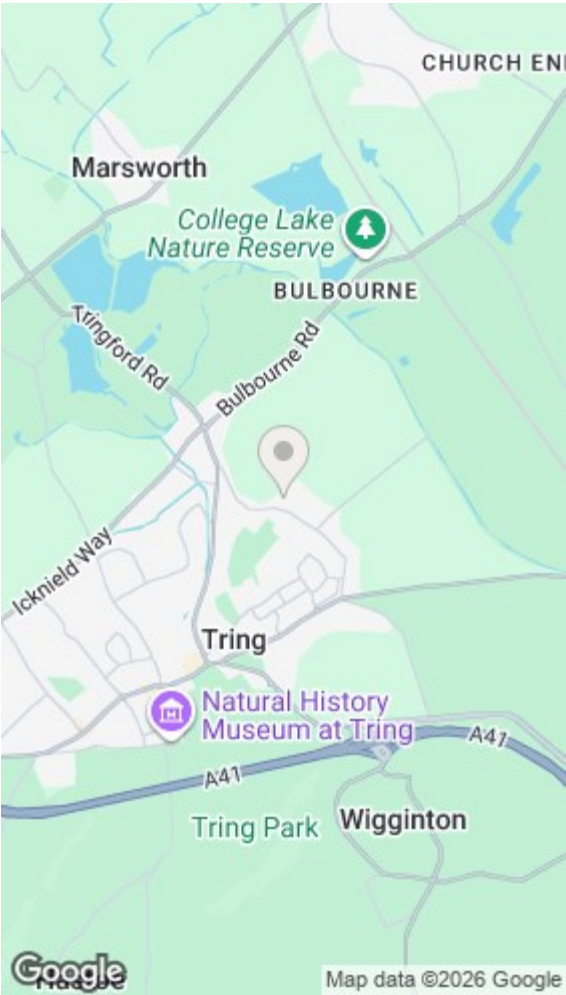
OFFERS IN EXCESS OF

£1,000,000

Located in a peaceful cul-de-sac setting on the Grove side of town within easy striking distance to the schools and station and offered for sale with complete onwards chain. Measuring in excess of 2,200 sq ft and presented in first class decorative order the property comprises 4 double bedrooms, 2 bathrooms, 3 reception rooms and kitchen/breakfast room.

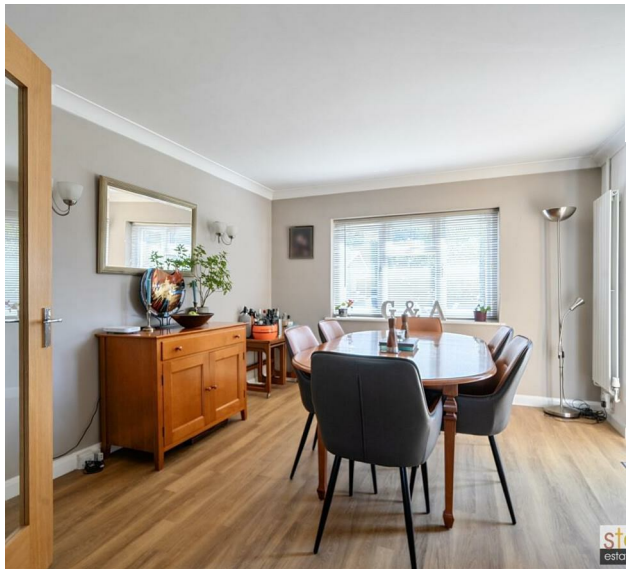


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Measuring in excess of 2,200 sq ft and boasting a private Southerly facing rear garden and large driveway with double length garage.



Ground Floor

The front door opens to a practical porch which is the ideal space to kick off your shoes before opening the door to the entrance hallway where doors lead to all ground floor accommodation and stairs rise to the first floor. The layout is very flexible and ideal for a growing family since there is a family room overlooking the front and a separate formal living room which leads directly through to a dedicated dining room. Ideally placed the dining room is semi open plan to the high quality kitchen/breakfast room which is fitted with a comprehensive range of contemporary base and eye level units with solid granite and breakfast bar over. Whilst both the dining room and the kitchen are positioned at the rear of the property there are French doors and sliding patio doors opening to the garden respectively. A door from the kitchen opens to an inner lobby which has a door to the garden, courtesy door to the garage and a door to a combination utility room/ workshop space.

First Floor

The spacious first floor landing area has doors opening to all four large double bedrooms and to the refitted family bathroom. Two of the double bedrooms overlook the front with the remaining two bedrooms overlooking the rear. One of the bedrooms also has a useful sitting area in addition to the bedroom space while the main bedroom boasts both a dressing room and full size ensuite bathroom.

The Outside

The long driveway puts the house in a set back position and provides ample parking for a number of vehicles. The main driveway space directly at the front of the house leads to the large garage with electric roller door. There is a useful storage shed at the front of the property. The rear garden boasts a Southerly aspect with a large flagstone patio directly to the rear of the house. There is a second patio to one of the rear corners which captures the setting sun on the long summer nights while the main part of the garden is laid to lawn and fully enclosed with fencing with mature boarders to the rear and one side and mature ever green trees planted at the rear boundary giving all year round privacy. To one corner is both a summer house and a timber framed garden shed.

The Location

Life in Tring is a breath of fresh air: a semi-rural retreat in an Area of Outstanding Natural Beauty, bounded by the rolling chalk hills of the Chilterns, the dramatic sweeping landscape of the Vale of Aylesbury and the ancient woods of the Ashridge Estate and Wendover. In the town itself, you'll find the award-winning Tring Memorial Gardens, and to the south Tring Park offers 264 acres of woodlands and green spaces for leisure, sports and walking.

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Tring - A vibrant Market Town

Tring is an attractive and affluent small town with a wealth of independent shops and artisan boutiques, popular pubs, bars and cafes and an outstanding choice of restaurants. It has held market status since 1315, and along with the weekly Charter Market there's a fortnightly Farmers Market, where you can choose from a mouth-watering range of local produce and the speciality foods which Tring offers in abundance. Berkhamsted, just six miles away, is also great for shopping and leisure.

First Class Education On Your Doorstep

For families with children of school age, Tring has first class educational options. Primary schools include Goldfield Infants and Nursery School, Grove Road and Dundale Primary Schools and Bishops Wood CofE Junior School. Tring School offers local secondary education, while Tring Park School for the Performing Arts provides specialist education. Nearby, Berkhamsted provides a range of additional options and Aylesbury, less than 10 miles away, has highly rated schools at all levels.

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. 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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