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# Temptation comes in many forms...



Tring  
OFFERS IN EXCESS OF £450,000



# Tring

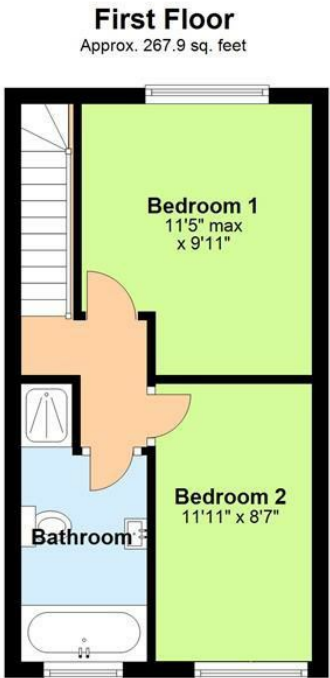
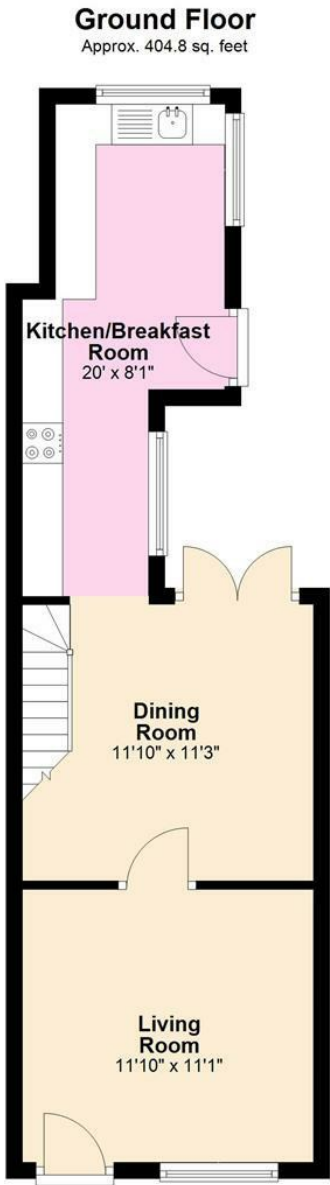
OFFERS IN EXCESS OF

£450,000

Located just a stones throw from the mainline station of Tring and offered for sale in good decorative order. A two double bedroom cottage with the rare advantage of a first floor bathroom with a white four piece suite and a lovely Southerly facing private courtyard garden to the rear.



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Total area: approx. 672.7 sq. feet

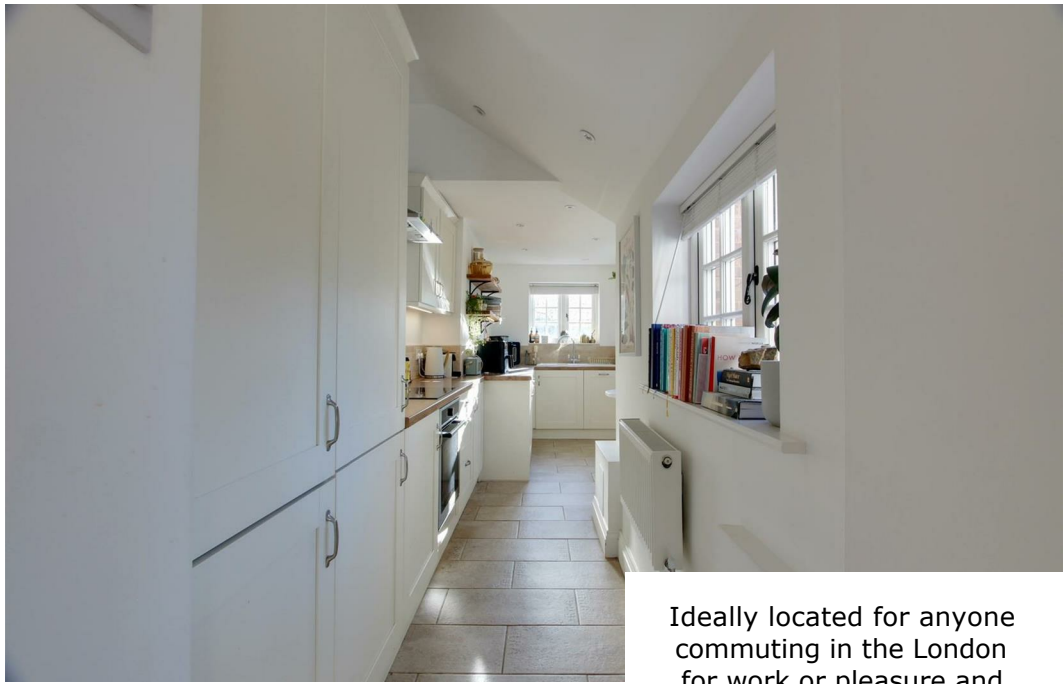


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	









Ideally located for anyone commuting in the London for work or pleasure and boasting a lovely private and Southerly facing courtyard garden.



#### Ground Floor

Boasting two separate reception rooms, the living room is positioned on the ground floor with a window to the front and a exposed brickwork chimney breast. From here a door leads through to the dedicated dining room which has French doors opening directly to the rear courtyard garden. With stairs rising to the first floor and an opening directly leading to a comprehensively fitted kitchen with a range of base and eye level units. There are a number of integrated appliances and windows to the side and rear allow natural light to flood the kitchen space. There is also a door from the kitchen opening to the rear courtyard garden.

#### First Floor

The landing area of the first floor has doors opening to the first floor bedrooms and to the bathroom which is fitted with a white four piece suite to include a separate bath and shower cubicle. The principal bedroom is positioned overlooking the rear while the second bedroom which is also a double in size, overlooks the front.

#### Outside

The Southerly facing rear garden is mainly laid to sandstone patio area which a timber framed garden shed to one corner. Fully enclosed by fencing the garden is an ideal low maintenance space to enjoy entertaining family and friends in the summer months.

#### The Location

Tring is a small picturesque market town in Hertfordshire, situated in a gap passing through the Chiltern Hills, which is classed as an Area of Outstanding Natural Beauty. The area is linked to London by the A41, the railway to Euston Station there is also the Southern Train to Shepherds Bush/Westfields(40 mins). There are many walks from the doorstep including the Grand Union Canal and the famous Ridgeway trail. The former livestock market in Tring, redeveloped in 2005, is now the home of weekly Friday Market and fortnightly Saturday Farmers' Market. Ashridge Estate, part of the National Trust and home to Ashridge Business School, is located just outside Tring. Tring Natural History Museum is also located in the town centre, a legacy from the famous Rothschild Estate. There are many shops in Tring, including some High Street names, and many coffee shops.

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#### Education In The Area

Tring has four state junior schools: Bishop Wood CE Junior School, Dundale Primary and Nursery School, Goldfield Infants and Nursery School and Grove Road Primary School, together with Tring School, which is the State Secondary School.

There is also the Tring Park School for the Performing Arts. Tring railway station is within easy walking distance of the property and is served by London Midland services from Milton Keynes Central to London Euston.

#### 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 should an offer be successful. 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 and proof of funds.



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