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Tring

OFFERS IN EXCESS OF £350,000

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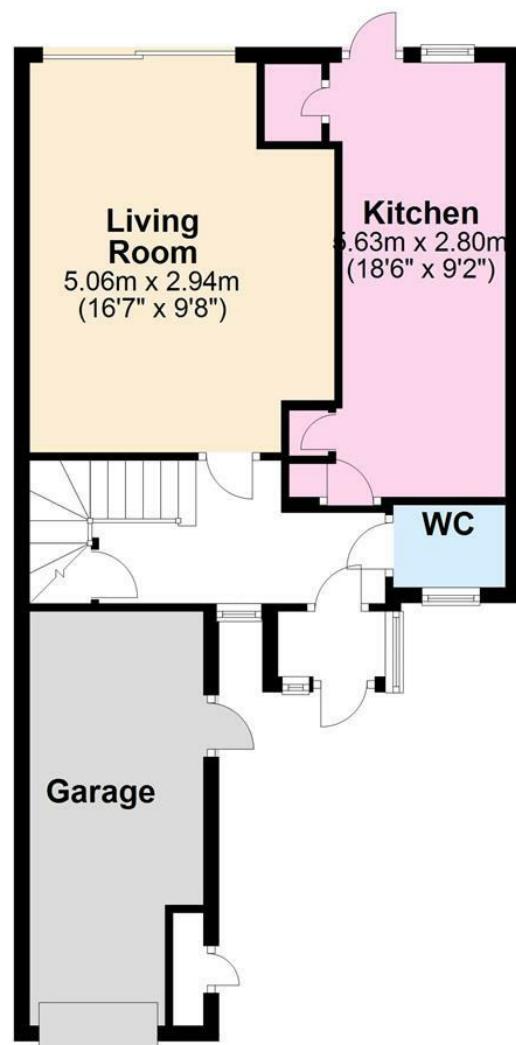
A three bedroom family home that benefits from a semi integral garage and parking for several cars. To the ground floor the property comprises of a large kitchen/dining room, living room overlooking the rear garden and a downstairs wc. To the first floor are three very well proportioned bedrooms and a bathroom with a white suite. Externally the property has a secluded south facing rear garden. Sold with no upper chain.



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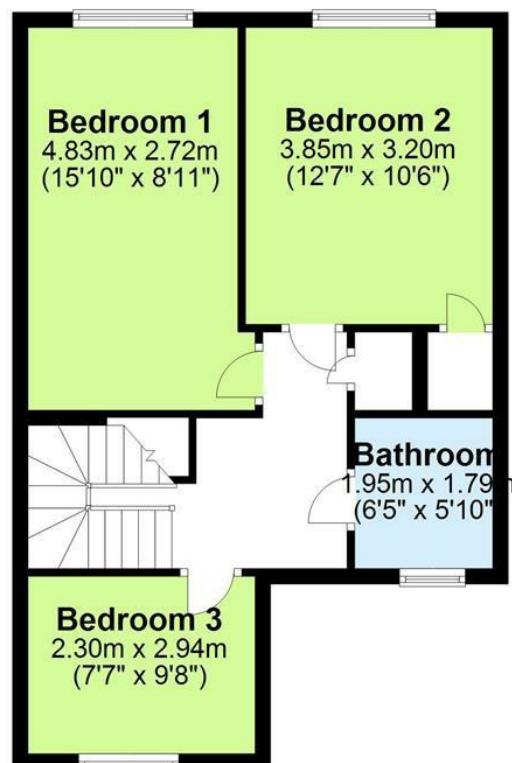
## Ground Floor

Approx. 56.0 sq. metres (602.6 sq. feet)

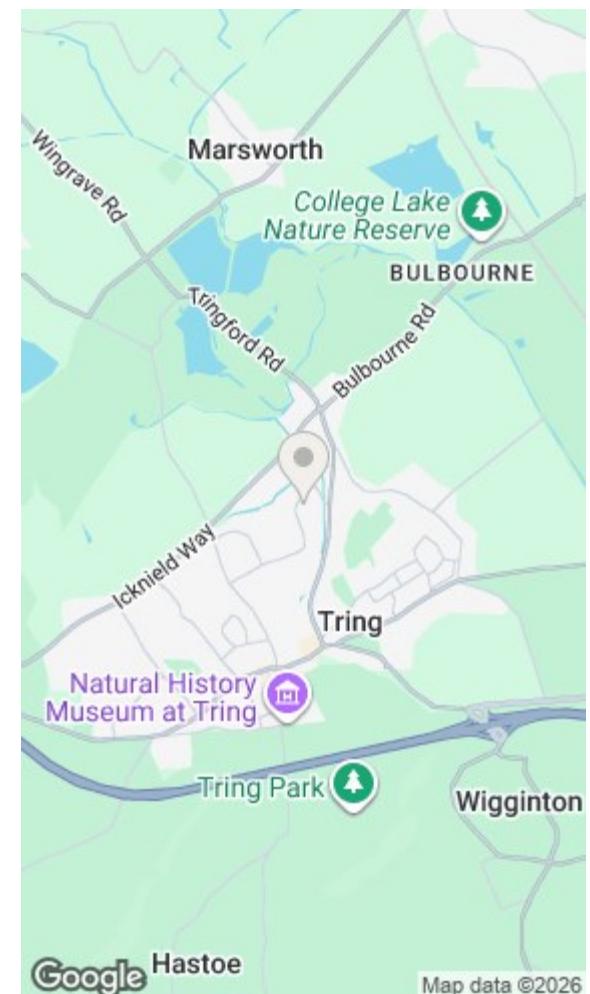


## First Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			





A three bedroom property on a mature residential road in the heart of Tring town.



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#### Tring Town

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), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury. 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. 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.

#### Agents Information For Buyers

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.

Without the above information we are unable to progress any offers.



#### Ground Floor

The front door opens to an entrance porch which opens to a spacious inner hallway. From here stairs rise to the first floor and doors open to the ground floor accommodation. The useful ground floor cloakroom is fitted with a two piece suite while the good size 'eat-in' kitchen dining room is fitted with a range of base and eye level units and has a door opening directly to the rear garden. The main reception room has floor to ceiling sliding patio doors opening to the rear garden.

#### First Floor

The first floor landing has doors opening to all three of the well proportioned bedrooms and to the family bathroom which is fitted with a white three piece suite.

#### Outside

The front driveway is laid to hardstanding and has a pathway leading to the front door. The semi integral garage has a metal up and over door. The rear garden is mainly laid to flagstone patio slabs with a number of herbaceous borders and enclosed by a range of fencing and brick wall with gate giving access to the rear.

#### The Location

The property is situated within a 15 minute walk 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 Grove is ideally placed to take advantage of all the countryside Tring has to offer.



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