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# Temptation comes in many forms...



# Tring

GUIDE PRICE

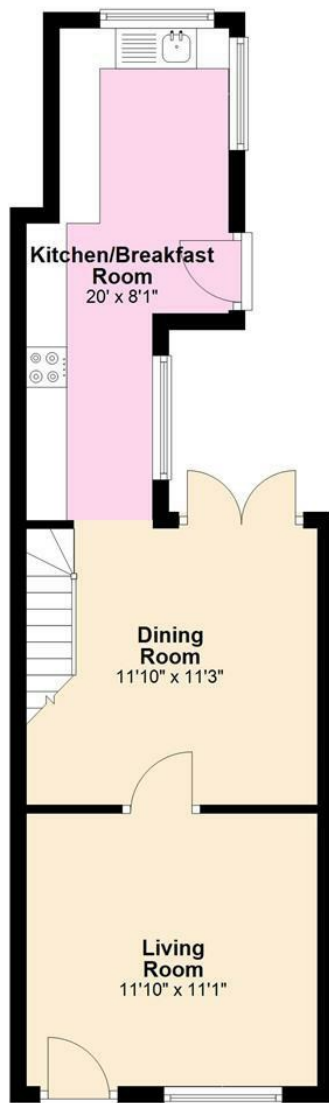
£450,000

Situated just a stone's throw from Tring mainline station and presented in good decorative order, this two double bedroom cottage benefits from the rare advantage of a first-floor bathroom fitted with a white four-piece suite, along with a charming south-facing private courtyard garden to the rear.

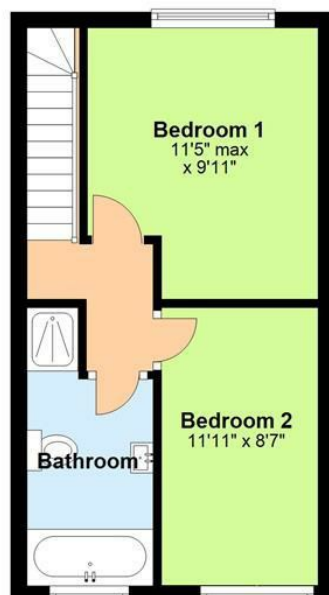


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**Ground Floor**  
Approx. 404.8 sq. feet



**First Floor**  
Approx. 267.9 sq. feet



Total area: approx. 672.7 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	88		

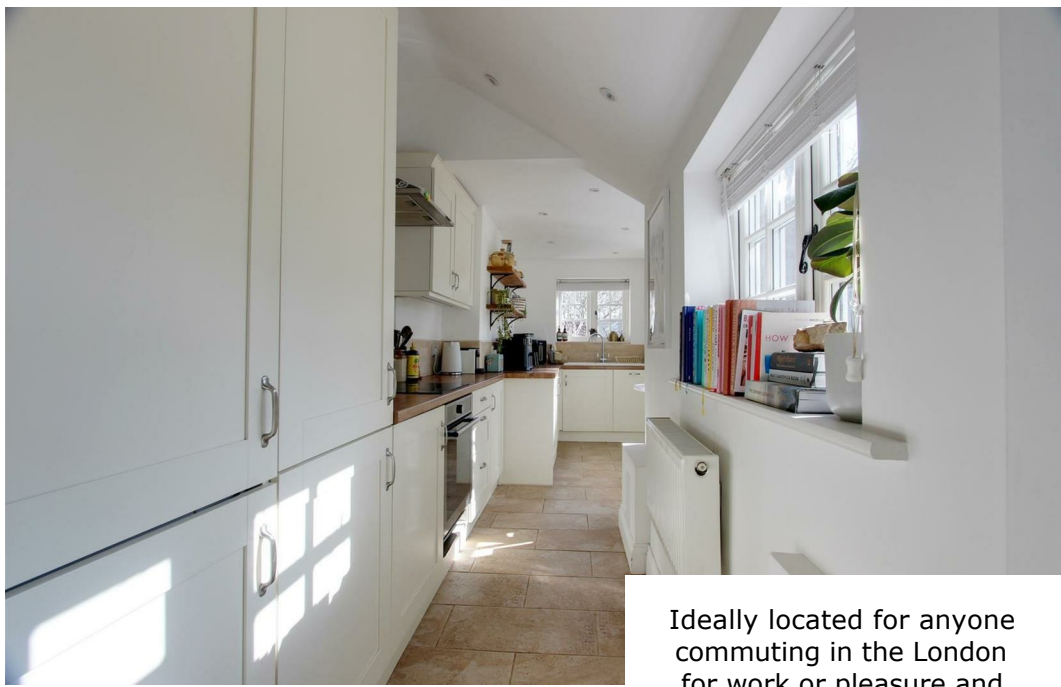
England & Wales EU Directive 2002/91/EC



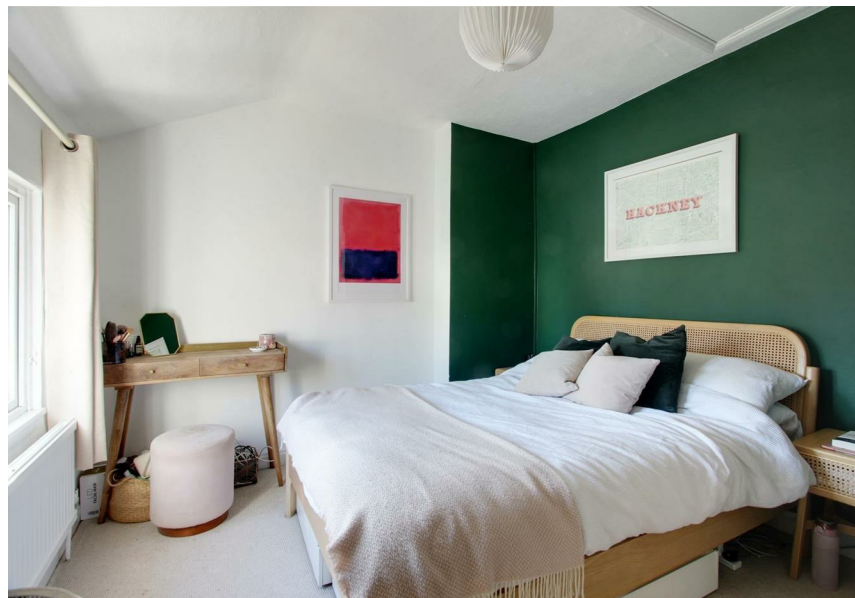
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Ideally located for anyone commuting in the London for work or pleasure and boasting a lovely private and Southerly facing courtyard garden.



#### Ground Floor

Featuring two distinct reception rooms, the living room is located on the ground floor and benefits from a front-facing window and an exposed brick chimney breast. A door leads through to the separate dining room, which has French doors opening directly onto the rear courtyard garden.

Stairs rise to the first floor, while an opening leads into a well-appointed kitchen fitted with a range of base and wall units. The kitchen includes several integrated appliances, and windows to the side and rear allow plenty of natural light to fill the space. A further door from the kitchen also provides access to the rear courtyard garden.

#### First Floor

The first-floor landing provides access to both bedrooms and the family bathroom, which is fitted with a white four-piece suite including a separate bath and shower cubicle. The principal bedroom overlooks the rear, while the second bedroom, also a comfortable double, faces the front.

#### Outside

The south-facing rear garden is predominantly laid to a sandstone patio, with a timber-framed garden shed positioned in one corner. Fully enclosed by fencing, it offers a low-maintenance outdoor space, ideal for entertaining family and friends during 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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