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Tring

GUIDE PRICE £1,250,000



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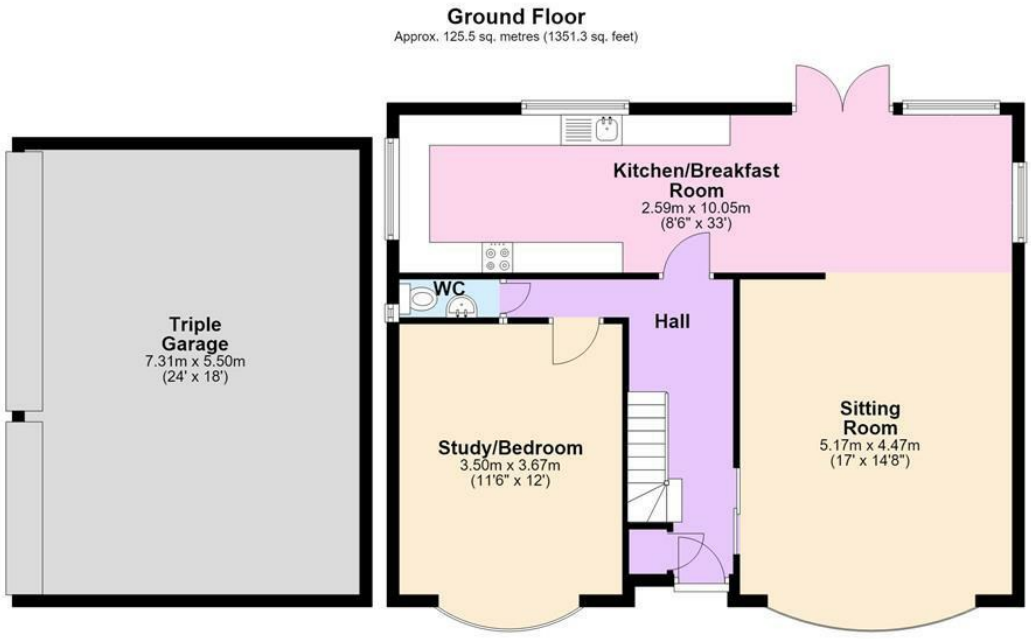
GUIDE PRICE

£1,250,000

PLOT POSITION AND POTENTIAL! Positioned towards the end of a no through road, we are delighted to offer this stunning opportunity to the open market. Boasting an elevated position with stunning views over the village of Aldbury and positioned in a large South-westerly facing plot offering excellent chance for redevelopment STNP.

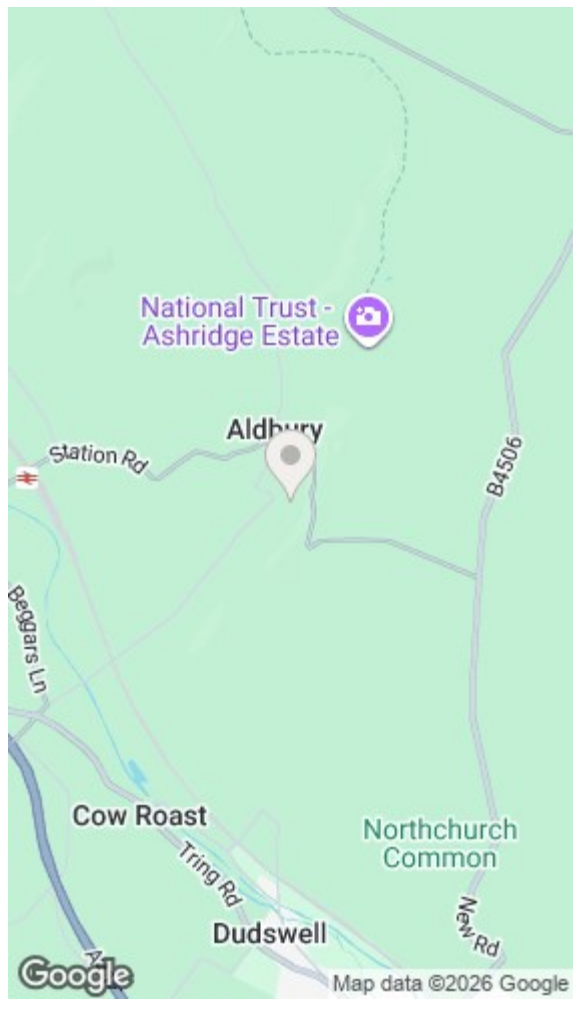


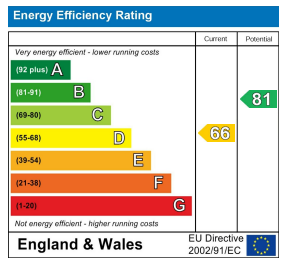
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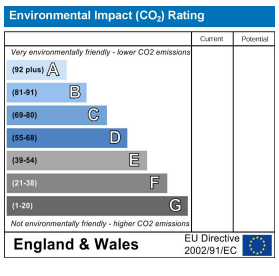




Total area: approx. 195.3 sq. metres (2101.9 sq. feet)







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A wonderful chance to purchase a property in a stunning location yet retaining excellent scope to enhance STNP.





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Ground Floor
The front door opens to an impressive entrance hall which has stairs rising to the first floor landing and doors opening to the ground floor accommodation. At the front of the property is a reception room with bay window which has the potential to be used as a large fourth bedroom. To the right hand side is a large reception room with another bay window to the front and leading directly to the open plan kitchen/breakfast room which runs the full width of the property and is triple aspect with windows to the front and both side elevations. The kitchen is comprehensively fitted with a range of base and eye level units with work tops over and several drawer units under and there are French doors opening to the outside. A ground floor cloakroom with white two piece suite completes this level.

First Floor
The two principal bedrooms have the most stunning and elevated views over the village of Aldbury and beyond while the third double bedroom looks out towards Ashridge Forest. The family bathroom also looks towards the Forest and is fitted with a white four piece suite to include claw foot freestanding bath and separate shower cubicle. The principal bedroom suite boasts both a walk in dressing room and an ensuite bathroom with freestanding bath, shower cubicle and floating effect wash basin.

The Outside
Positioned directly in front of the property is a detached triple garage. Many neighbouring properties have successfully converted similar buildings into self-contained annexes, presenting an excellent opportunity for a variety of future uses, subject to the necessary planning permissions. There is driveway parking directly to the front of the house for multiple cars. A pathway with steps leads down to the property which has a large flagstone patio area in an elevated position to really enjoy the views and make the most of the setting sun into the last moments in the summer months. Whilst being mainly laid to lawn there are a host of mature beds, borders, specimen trees and planting throughout the garden. There is gated access leading to a path which takes you on a short, wending walk through to the village centre.

The Location
Charming and characterful, Aldbury lies between the quaint market town of Tring and the increasingly metropolitan town of Berkhamstead. This quintessential English village is known for its 'chocolate box' appeal and has been used many times for TV and film. For families there is an excellent primary school which feeds into the regarded Tring secondary school and there is also a couple of choices for those who prefer private education. Nearby is the lovely open spaces of Ashridge Park, a haven for golfers, horse riders and walkers, perfect for fun family days out. For the commuter there are excellent transport links. Tring mainline station is approximately one mile away with trains into London in just 40 minutes. Also close by are the excellent motorway networks including the A41, M25 and M1.

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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