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# Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF £550,000

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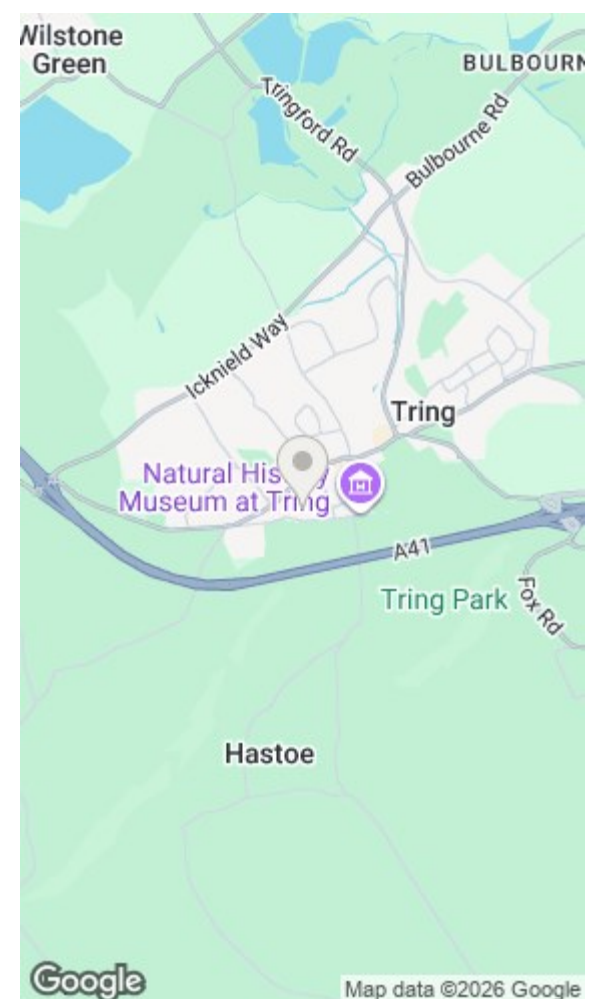
Set in Tring's highly desirable conservation area and offered for sale in wonderful decorative order throughout and boasting a town centre location yet with the advantage of a garage to the rear. The property has a traditional front room and wonderful open plan kitchen/dining room to the ground floor with three bedrooms and a modern appointed bathroom to the first floor. The Southerly facing, walled rear garden is an absolute delight!



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Total area: approx. 94.3 sq. metres (1015.6 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
		73			79

EU Directive 2002/91/EC England & Wales



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Positioned in a town centre location only minutes walk from the High Street within the popular conservation area.



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#### Ground Floor

The front door opens to the entrance hall which has a door opening to the living room and stairs rising to the first floor. The living room has a window to the front with media unit including panelling, shelving and cupboards. From here French doors open to the extensive kitchen/dining room which has been fitted with a range of base and eye level units with central island. There is a door to the side and window to the rear with French doors opening to the rear garden. There is a deep set storage cupboard under the stair well.

#### First Floor

To the first floor landing there are doors opening to all the bedrooms and to the family bathroom which has been refitted with a lovely three piece suite to include a bath with a power shower unit over and a vanity unit with recessed wc and wash basin. Two of the three bedrooms boast double width fitted wardrobes with the third bedroom currently being enjoyed as a hobby room.

#### Outside

The property benefits from a set back position with good size front garden and pathway leading to the front door with gated access to the side of the property. The Southerly facing rear garden is mainly laid to lawn with a variety of mature beds and borders and shingle pathway leading to the rear boundary. Enjoy the paved patio, ideal for alfresco dining. To the rear of the property is a garage with electric roller door.

#### The Location

The property is situated within a 3 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 property is ideally placed to take advantage of all the countryside Tring has to offer.

#### 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

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 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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