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# Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF £600,000

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A chance to purchase a detached family home on a sought after residential road in the very heart of Tring town. The property is offered for sale with exceptionally flexible accommodation and scope to extend to the rear and into the attic space (STNP). Boasting driveway parking, a Southerly rear garden and a stones throw from Goldfield Infant and Primary school.

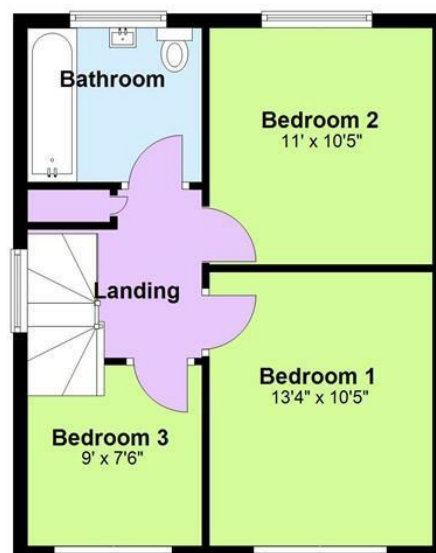


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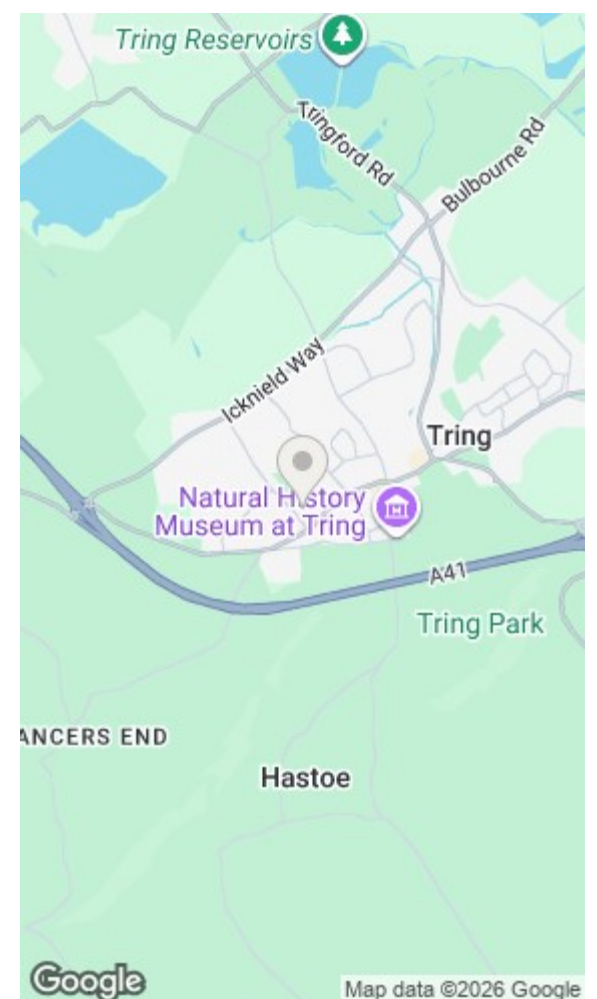
**Ground Floor**  
Approx. 659.9 sq. feet



**First Floor**  
Approx. 452.5 sq. feet



Total area: approx. 1112.4 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
59	70	D	C

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC    EU Directive 2002/91/EC





A chance to purchase a blank canvass to add your own personal touch and finish!



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#### The Property

The front door opens to a good size reception hallway which has stairs rising to the first floor and doors to the ground floor accommodation. Positioned at the front of the property is a ground floor cloakroom fitted with a two piece suite. Directly ahead of you is a door opening to a kitchen which overlooks the rear garden and is fitted with a range of base and eye level units. On the right hand side of the entrance hall a door opens to a traditional 'front room' which has a window to the front and an open grate working fireplace. The main reception space has the original solid wood 'parquet' flooring which continues through to the dedicated dining area which has French doors opening to the rear garden. There is also a door opening to a ground floor fourth bedroom which could also be used as a home office, family room etc. At the first floor level there are doors opening to a further three double bedrooms and to the family bathroom.

#### Outside

To the front of the property is driveway parking for two cars laid to a combination of block paving and gravel. A wrought iron gate to the side gives access to the rear garden which is Southerly facing and predominantly laid to lawn and fully enclosed by fencing. There is a flagstone patio area directly to the rear of the house and a recess for a timber framed shed,

#### The Location

The property is situated in a sought after location and within walking distance 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. Goldfield Road is ideally placed to take advantage of all the countryside Tring has to offer.

#### Education In The Area

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 The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

#### 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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