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Tring

GUIDE PRICE £650,000

Tring

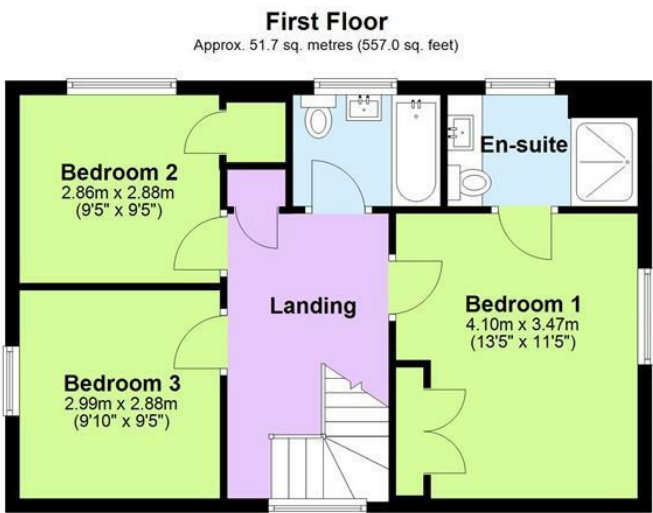
GUIDE PRICE

£650,000

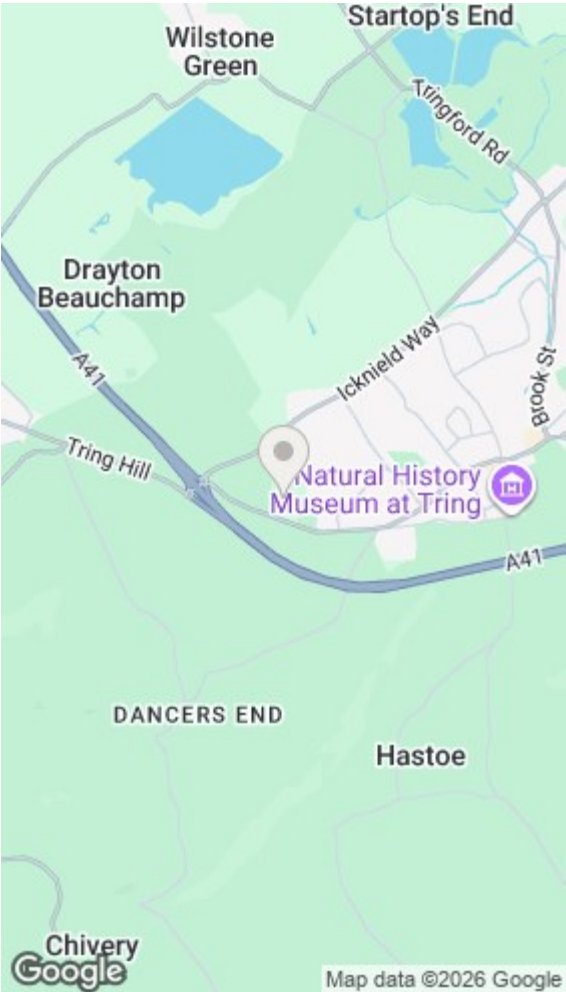
An immaculate three double bedroom detached home which boasts a wonderful open plan kitchen/dining room that opens directly to a family room in addition to the large dual aspect living room. There is driveway parking for two cars and a wonderful Southerly facing garden in addition to an ensuite to the main bedroom.



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Total area: approx. 112.0 sq. metres (1205.1 sq. feet)
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	84		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A rare chance to purchase a stunning detached family home in a very peaceful position within this sought after development.



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The Property
The front door opens to a spacious and welcoming entrance hallway where there are doors opening to all ground floor accommodation and stairs rising to the first floor. A stunning design feature of this particular home is the wonderful open plan kitchen/dining room which also has a separate open plan family room with French doors opening to the rear garden. The kitchen is fitted with a comprehensive range of base and eye level units and drawers with a number of integrated appliances. At the front of the property is the dual aspect living room which has a window to the front and a bay window to the side. A cloakroom with under-stairs storage cupboard completes the ground floor.

The landing area on the first floor has a hatch opening to the attic space and doors opening to all first floor bedrooms and to the fitted family bathroom. Two of the bedrooms overlook the rear of the property with one boasting a fitted wardrobe while the principal bedroom overlooks the front and has the advantage of both fitted wardrobes and a spacious ensuite bathroom. Externally there is a private, fully enclosed and Southerly facing garden which is fully enclosed with a gate opening to the driveway parking for two cars.

The Location
If you're dreaming of a stunning location with plenty of room to grow, you can find this and more at Roman Park, to the west of the affluent market town of Tring in West Hertfordshire. Classed as an Area of Outstanding Natural Beauty, you'll be spoiled for choice with a myriad of amenities right on your doorstep. Convenient transport links allow you to venture further afield with ease. Just outside the development there is a Children's playground and BMX track only a few mins walk from the house, perfect for young children.

Tring Town
Situated within the Chiltern Hills, the historic market town of Tring suits families and commuters alike. It offers an extensive mix of independently run shops, cafes, bars and restaurants. With a long history in local speciality foods, you will still find the Charter Market taking place every Friday as well as a fortnightly Saturday Farmers Market. Only 6 miles away, Berkhamsted offers even further retail and leisure facilities.

Enjoy outdoor leisure in Tring Park's 264 acres of countryside, or visit the award-winning Memorial Garden, by the High Street. For sporting enthusiasts, Tring has cricket, tennis, rugby and football clubs, and swimming and sports facilities at Tring Sports Centre. The numerous nearby golf courses, including Stocks Hotel Golf & Country Club and Ashridge, Ivinghoe and Chiltern Forest Golf Clubs provide plenty of locations to improve your game. The renowned Champneys Health Resort provides a touch of pampering just minutes from home. The vast open countryside surrounding Tring includes highlights such as Tring reservoir, the Grand Union Canal, College Lake Nature Reserve and the National Trust's impressive Ashridge Estate.

Education In The Area
If you have children of school age, education options are plentiful. Primary establishments include Goldfield Infants and Nursery School, Grove Road and Dundale Primary Schools and Bishops Wood CofE Junior School. Tring School offers local secondary education, while Tring Park School for the Performing Arts provides specialist education. Other offerings for children include The Tring Youth Project youth club and youth theatre group.

Transport Links
Tring is perfectly placed for you to experience an easy commute to Watford, Luton or London. The A41/B488 interchange lies less than half a mile from Roman Park, providing access to Aylesbury, Watford and Hemel Hempstead, which are under 7, 12 and 14 miles away respectively. The A41 also joins the M25, just over 10 miles away, connecting you to the national motorway network. Tring's mainline train station on the West Coast Main Line, 2.5 miles east of Roman Park, provides fast and frequent services into London Euston in approximately 40 minutes. A 15-minute drive to Berkhamsted train station allows you to reach London Euston or Birmingham in around half an hour. Whether for work or pleasure, London Heathrow and Luton Airports are both within 45 minutes' drive for travel further afield.

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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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