sterling select homes

3 2 2 C

Tring

OFFERS IN EXCESS OF £700,000



Temptation comes in many forms...

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

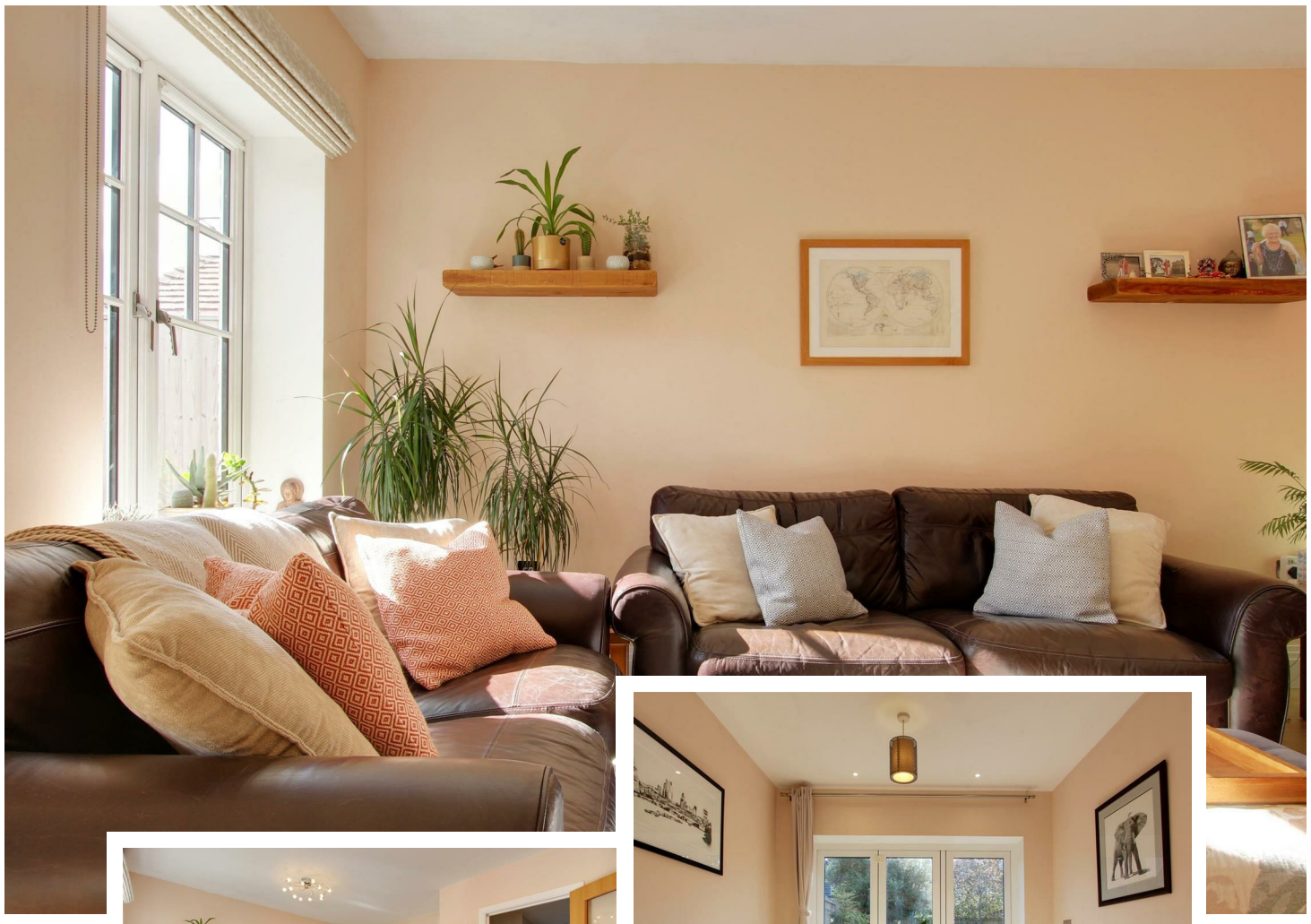
sterling select homes

Tring

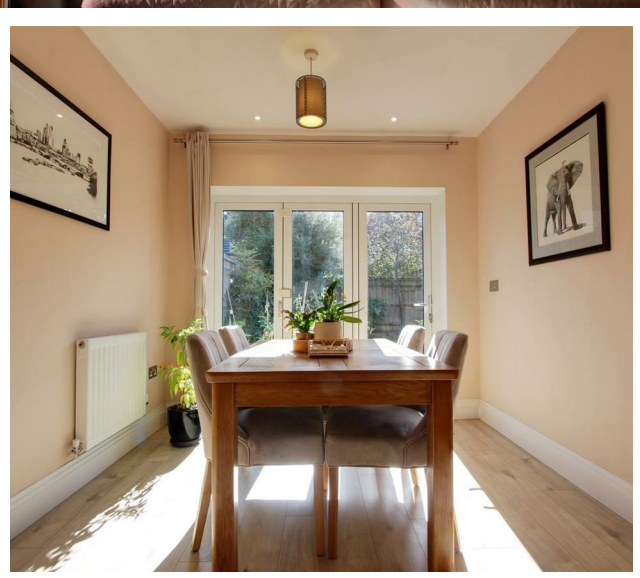
OFFERS IN EXCESS OF

£700,000

Tucked away in a prime, private residential road within the sought after Grove area of Tring, this stunning property offers the best of both worlds: a wonderfully private location, yet just a short stroll away from highly regarded local schools, and town centre while being presented in first class order.



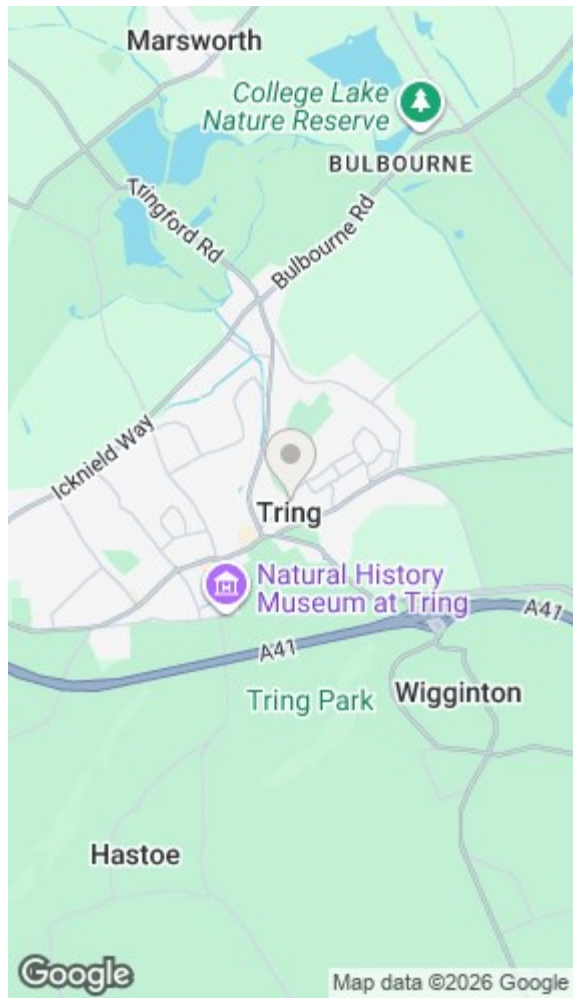


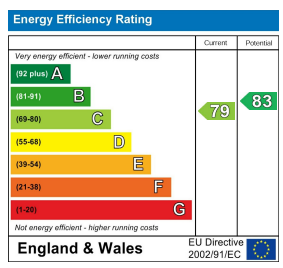


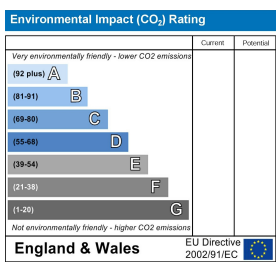
www.sterlinghomes.co.uk



Total area: approx. 99.6 sq. metres (1072.2 sq. feet)







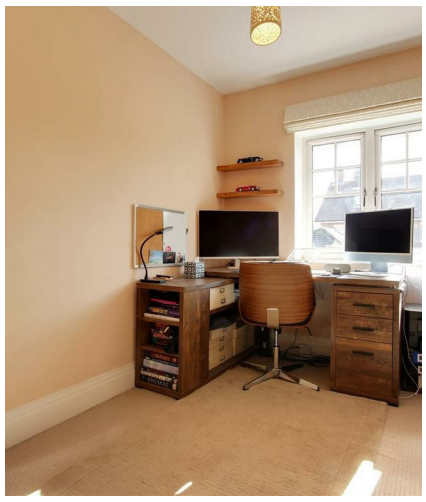
sterling select homes


www.sterlinghomes.co.uk


www.sterlinghomes.co.uk

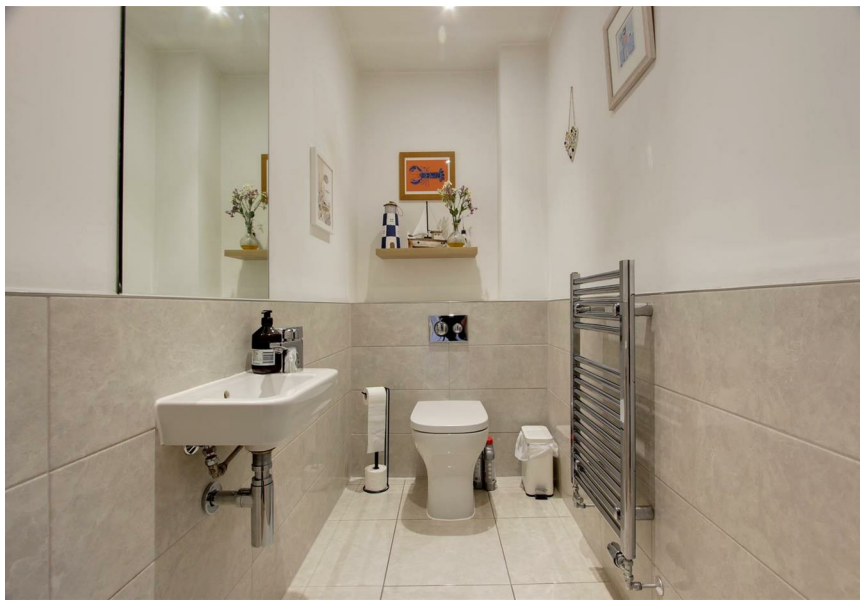






A rare chance to purchase a superbly presented and well located semi detached family home.





Ground Floor
Beautifully presented, the accommodation is both generous and versatile. On the ground floor, a welcoming hallway leads through to a spacious 'L' shaped living/dining room at the rear of the property, whilst the contemporary kitchen/breakfast room can be found to the front. The kitchen is well-appointed, with a range of base and eye level units to include a stone work top and a number of integrated appliances with a window to the front overlooking your allocated parking bays. A modern cloakroom completes the ground floor.

First Floor
Upstairs, there are three bedrooms, two of which are spacious doubles with fitted wardrobes, along with a modern family bathroom. The main bedroom benefits from its own en suite shower room.

Outside
Outside, the southerly-facing rear garden is laid to lawn, with a patio area accessed through bifold doors from the living room. There is a pedestrian gate to the side leading to the front while the boarders of the rear garden are well stocked with mature planting with several specimen trees on the rear boundary providing an excellent degree of privacy.

The Location
Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities. Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of restaurants and cafes, including Costa, Black Goo, Culture Bakery and Nonnas supper club to name but a few. The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose and Starbucks. Buckinghamshire's County Town, Aylesbury, is around 8 miles and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

Education In The Area
The area boasts some excellent educational facilities, including Tring School and Grove Road primary and junior school. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all have superb reputations.

Transport Links
London is easily accessible. Both commuters to town, and those seeking some retail therapy at Westfield, are well catered for with Tring station providing regular and direct train services to London Euston and Shepherds Bush in a little over 40 minutes. Road links nearby include the A41, which provides dual carriageway access direct to the M25 (J20).

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.
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.

www.sterlinghomes.co.uk





