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# Temptation comes in many forms...



# Tring

OFFERS IN EXCESS OF

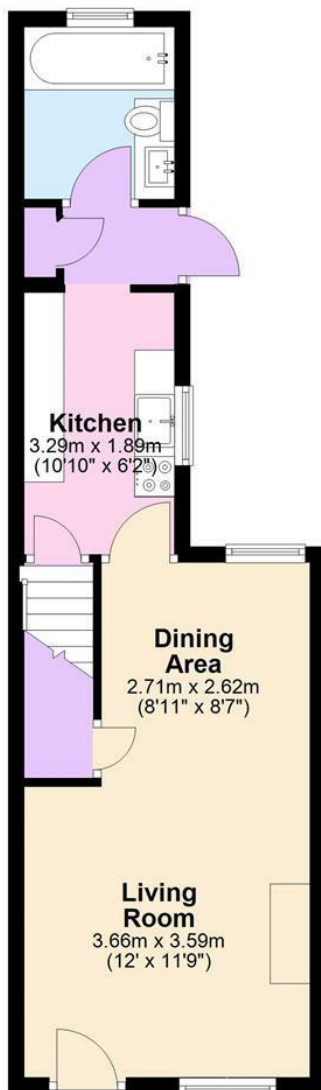
£400,000

Located in the very heart of Tring conservation area, a stones throw from the High Street. An immaculate character cottage with two reception spaces, refitted kitchen and well appointed bathroom alongside two double bedrooms and a fully enclosed rear garden which is Westerly facing.

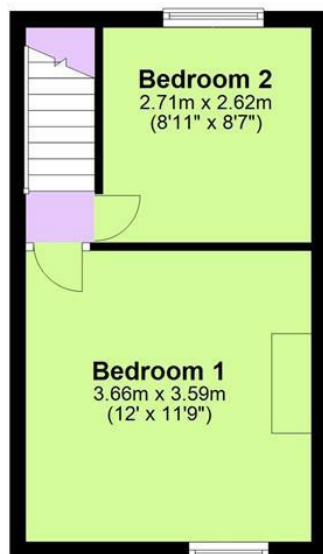


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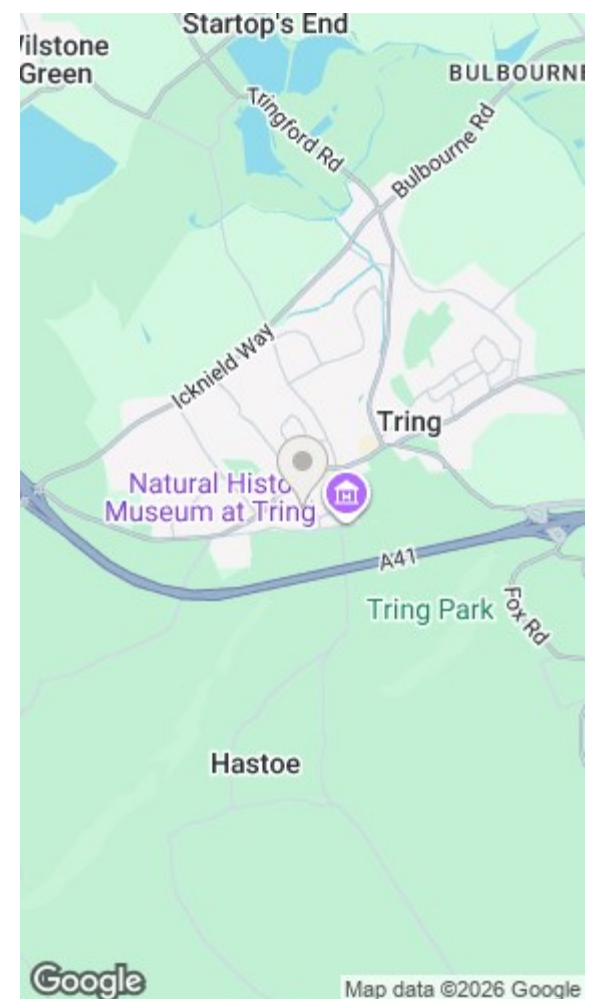
**Ground Floor**  
Approx. 35.9 sq. metres (386.4 sq. feet)



**First Floor**  
Approx. 23.2 sq. metres (249.6 sq. feet)



Total area: approx. 59.1 sq. metres (636.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A charming period cottage in the very heart of Tring conservation area just a stones throw from the High Street.



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#### Ground Floor

The ground floor reception spaces are divided into two distinct areas - a living area and dining area. The living area has a window to the front and a beautiful feature fireplace with decorative surround. From here you naturally flow through to the dining space where there is a window to the rear and stairs rising to the first floor landing with a deep set storage cupboard underneath. From here a door opens to a refitted kitchen which has a 'Belfast' sink beneath the window to the side and is fitted with a range of base and eye level units. A rear lobby has a door to the rear garden and a storage cupboard. From here a door also opens to the ground floor bathroom which has been refitted with a luxuriously appointed three piece suite to include a vanity unit with cistern concealed wc, wash basin and cupboards.

#### First Floor

The first floor landing has doors opening to the two double bedrooms with the main bedroom overlooking the front and the second bedroom overlooking the rear.

#### The Outside

To the front of the property there is a garden enclosed by a hedge and path to the front door and to the rear is a brick path from the side door leading to the lawn which has a small brick retaining wall and steps to the lawn area. At the end of the lawn is a patio area, perfect for relaxing after a busy day at work. The rear garden also boasts a gate to the side giving you direct external access to the front of the property.

#### The Location

Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer, Tesco, butchers, newsagents, Costa Coffee and the popular Craftyard providing craft beer and gin bar, as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on every 2nd and 4th Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

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.



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