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# Temptation comes in many forms...



Tring  
PRICE GUIDE £475,000

# Tring

## PRICE GUIDE

£475,000

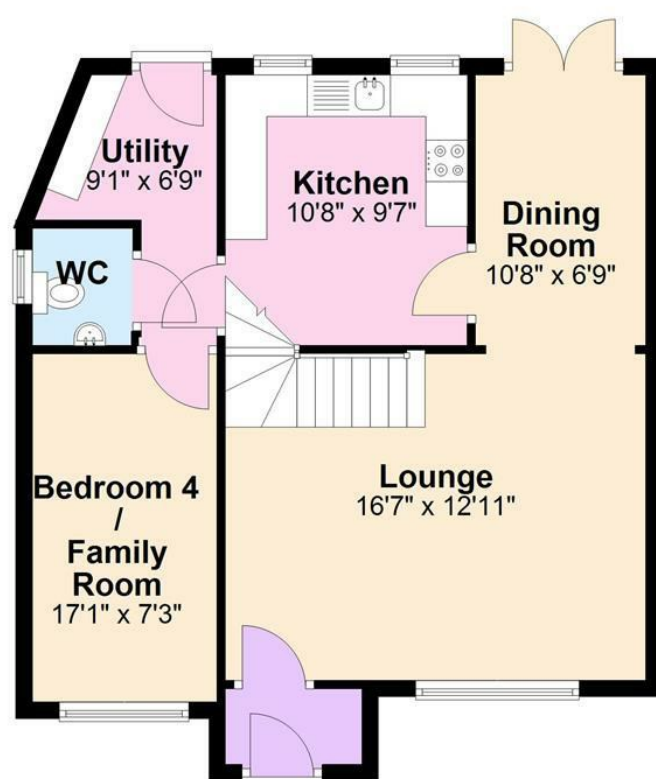
Located at the very end of a popular cul-de-sac in a traffic free position and sold with no upper chain. A charming and flexible 3/4 bedroom family home with 2/3 reception rooms and boasting a corner plot with gardens to the rear and side and driveway parking directly to the front. Internal inspection advised.



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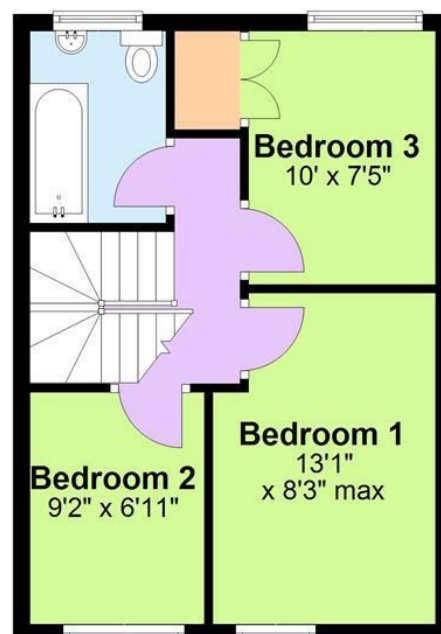
### Ground Floor

Approx. 586.1 sq. feet

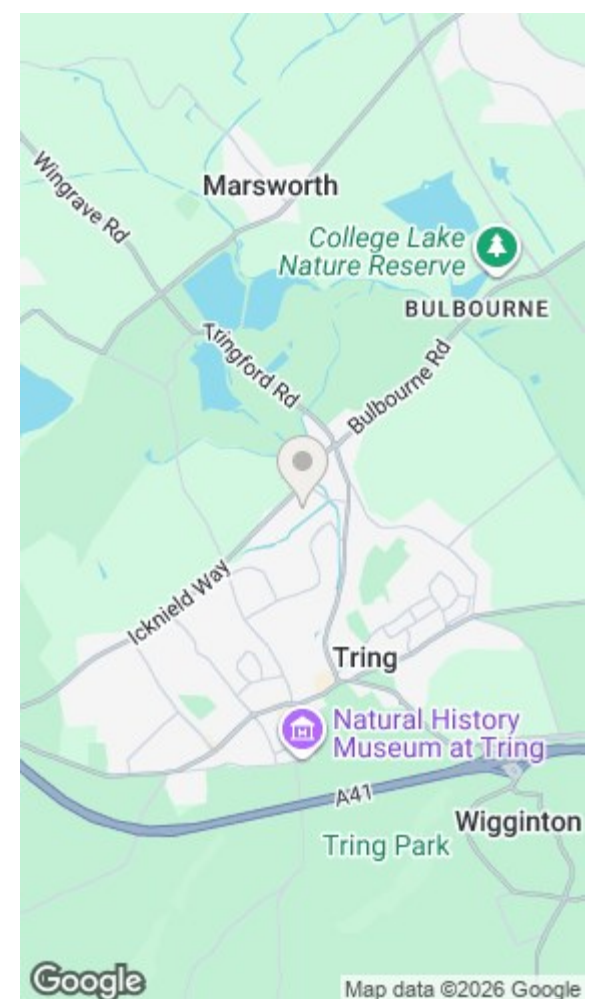


### First Floor

Approx. 375.5 sq. feet



Total area: approx. 961.6 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	79		

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  
England & Wales EU Directive 2002/91/EC





A chance to purchase a flexible and chain free property in the heart of Tring.



#### Ground Floor

The front door opens to a useful entrance porch which leads directly into the main reception room which overlooks the front and has stairs rising to the first floor. From here an opening leads to a dedicated dining room which has French doors opening to the Westerly facing rear garden and is ideally positioned being directly next to the kitchen which has been fitted with a range of base and eye level units to include gas hob with extractor over and oven under and a stainless steel sink which is positioned beneath one of the two windows giving lovely views over the rear garden. The kitchen leads to a useful dedicated utility room which also has a door opening to the rear garden and a window to the rear. The utility room is fitted with two wall mounted cabinets with work top under and space and plumbing for washing machine and tumble drier. Beyond the utility room is a cloakroom with a fitted white two piece suite and a door which opens to bedroom 4/ family room.

#### First Floor

The landing area on the first floor has doors to all three bedrooms and to the family bathroom which is fitted with a white three piece suite to include tiling to all water sensitive areas and a frosted window to the rear. Additionally the landing has access to the loft hatch where many other properties within this cul-de-sac have converted into another bedroom with ensuite bathroom giving you additional possibilities. Two of the bedrooms overlook the front while a third overlooks the rear.

#### Outside

To the front there is a hardstanding driveway and a shingle boarder with gated access to the side of the property which is a really useful area laid to flagstone patio with timber framed garden shed and the ideal place to store bins etc. Moving further down the side area you reach the main garden space which has a timber decked area directly to the rear of the house which leads to an area laid to lawn and is enclosed by fencing.

#### 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 and a variety of independent restaurants.

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#### On Your Doorstep

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose, Gails Bakery, Fat Face and a whole host of independent restaurants and wine bars. Buckinghamshire's County Town, Aylesbury, is around 8 miles and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

#### 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.



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