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Tring

PRICE GUIDE £500,000



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Tring

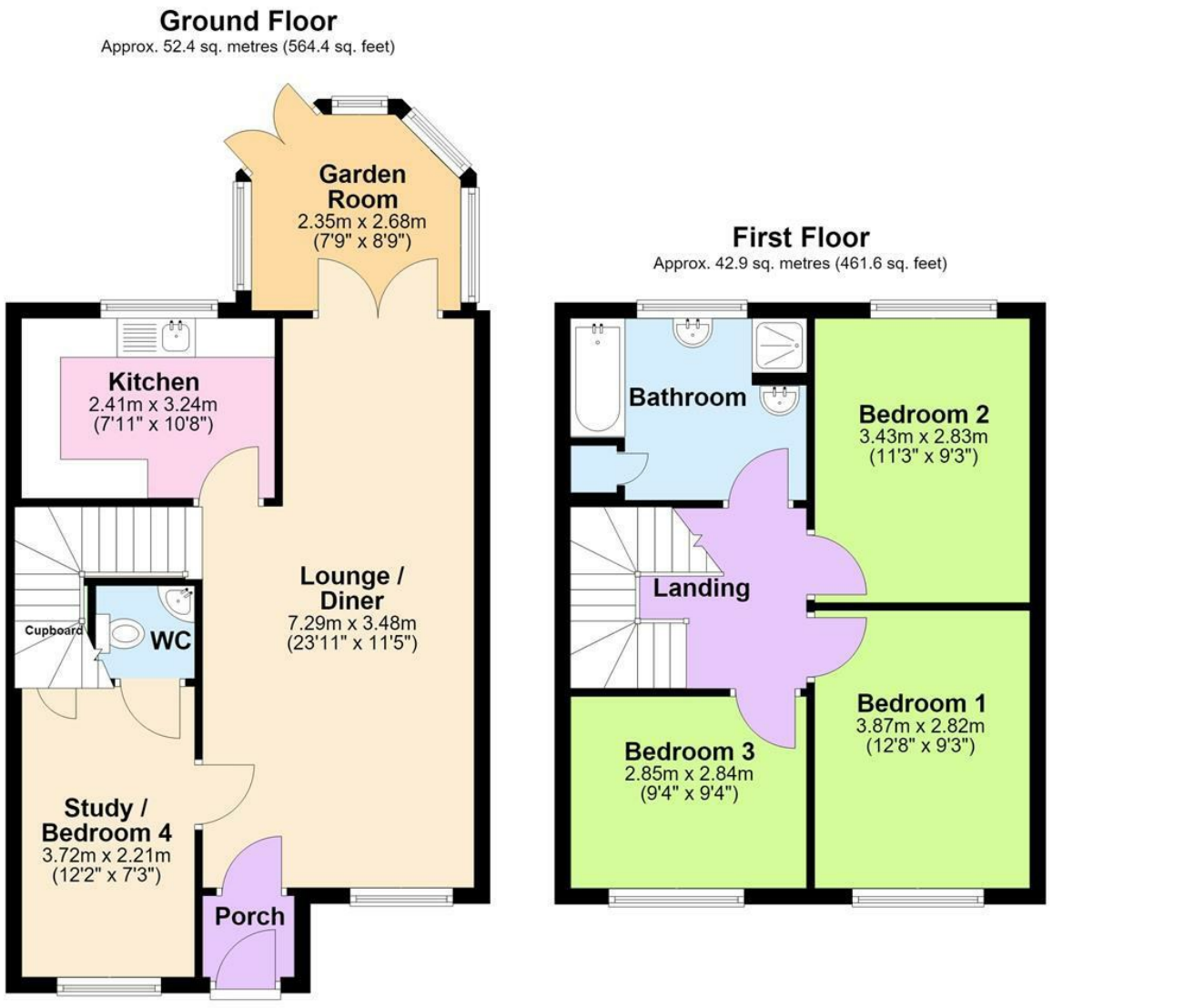
PRICE GUIDE

£500,000

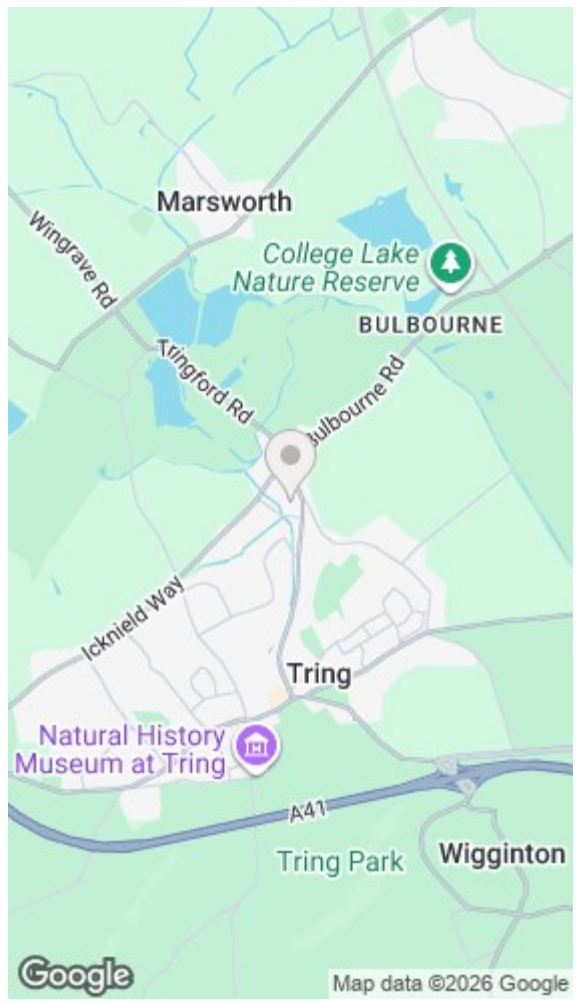
Offered for sale with no upper chain and located in a peaceful cul-de-sac position. A flexible 3/4 double bedroom family home with living room, dining area, garden room and refitted family bathroom. Additionally the property boasts a ground floor cloakroom, Southerly facing garden and driveway parking to the front. No upper chain.

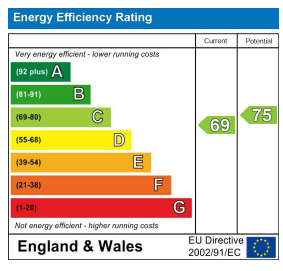


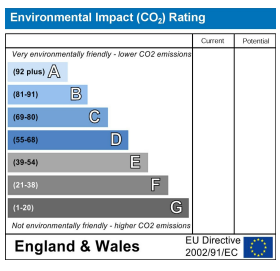
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Total area: approx. 95.3 sq. metres (1026.0 sq. feet)







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Boasting a South Facing garden and positioned towards the end of a sought after cul-de-sac.





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Ground Floor
The front door opens to an entrance porch which in turn has a door opening to the living room which has a window to the front and seamlessly flows through to a dedicated dining space which is ideally positioned being directly next to the kitchen. The kitchen is fitted with a comprehensive range of base and eye level units with integrated oven with hob over and extractor. There is also space and plumbing for a washing machine and fridge freezer while the sink is ideally positioned under the window which overlooks the rear garden. The dining area also has doors opening to a lovely garden room which affords panoramic views over the well maintained rear garden. A flexible part of this property is the ground floor fourth bedroom which could also be used as a spacious home office or family room since the cloakroom is positioned directly off this space,.

First Floor
A spacious first floor landing has doors opening to all three first floor double bedrooms and to a well maintained family bathroom which also has the advantage of a four piece suite to include separate bath and shower cubicle. Two of the bedrooms are positioned at the front of the property while the third overlooks the rear garden.

Outside
There is a small herbaceous boarder to one side of the driveway which is laid to hardstanding and provides parking for two cars. A pedestrian side gate opening to a flagstone pathway leading to the rear garden. The Southerly facing rear garden is mainly laid to lawn and fully enclosed with fencing with a flagstone patio area directly to the rear alongside a raised timber decked area. A flagstone pathway to one side boundary leads to the rear section of the garden where there is a secondary patio area with timber framed garden shed and further seating space.

The Location
Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports. Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit.

Tring Town
The property is situated 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.

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), and Grove Road & Dundale junior schools which are within walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) is also close by.

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.

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