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Tring

ASKING PRICE £325,000



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Tring

ASKING PRICE

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A realistically price three bedroom property on the outskirts of Tring town centre offered for sale with no upper chain, south facing garden to the rear and a dual aspect living/dining room. Early viewings strongly recommended.







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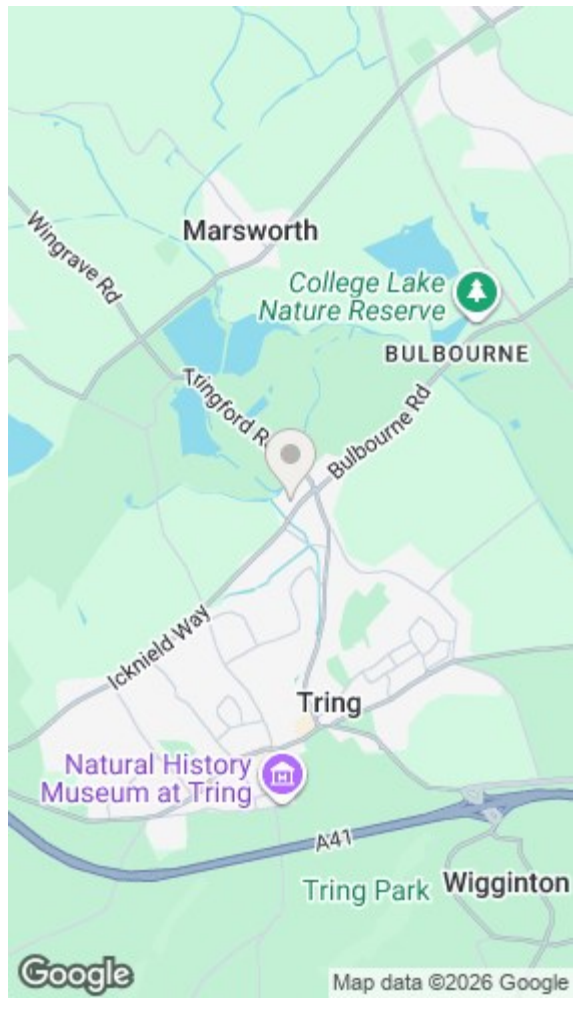
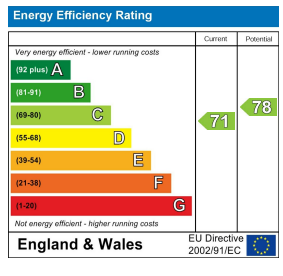
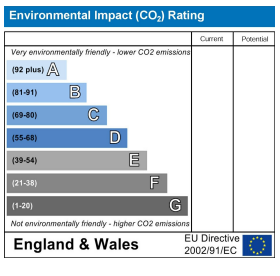
Total area: approx. 1190.2 sq. feet

All measurements are approximate.
Plan produced using PlanUp.







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A very well priced three bedroom family home boasting a garage in a block to the rear.





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The Property
The front door opens to a spacious entrance hall which has stairs rising to the first floor with a full height storage cupboard under and doors opening to both the kitchen and the dual aspect living dining room. The kitchen is fitted with a range of shaker style base and eye level units with several drawers and an integrated double oven with hob and extractor over. There is space and plumbing for both a washing machine and tumble drier and a window overlooking the rear garden. There is also a door opening directly to the dining area where sliding patio doors open to the rear garden. The living area has a window to the front. Rising to the first floor the landing area has a hatch to the attic and doors opening to all three bedrooms, two of which overlook the front one of which has panoramic views to the rear. The bathroom is fitted with a white two piece suite including a wash basin vanity unit and a bath with wall mounted shower and shower screen over. Directly next to the bathroom is a separate WC. There is a front garden area with pathway to the front door. The rear garden is laid t artificial grass for easy maintenance with a pathway down the middle leading to the rear boundary where a gate opens leading you directly to your garage in the the block to the rear.

The Location
The property is situated within a 15 minute walk 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. The Property is ideally placed to take advantage of all the countryside Tring has to offer.

Tring Town
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), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury. 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.

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..
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