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Tring

PRICE GUIDE £795,000



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Tring

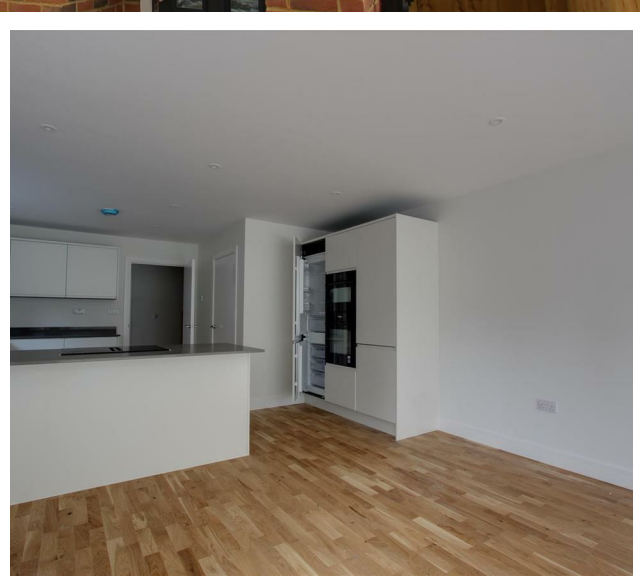
PRICE GUIDE

£795,000

Located on a sought after residential road within easy striking distance of Goldfield and Bishopswood schools and offered with a 10 year building warranty. A rarely available new build home with 100ft Southerly facing garden, three double bedrooms and a magnificent open plan kitchen/dining/family room. LAST ONE REMAINING!



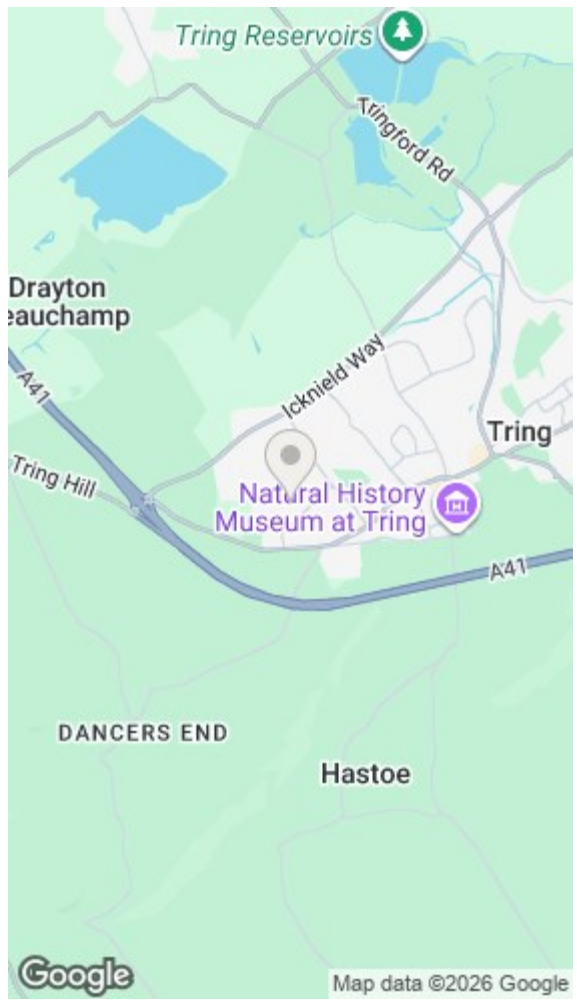


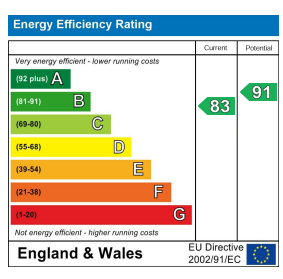


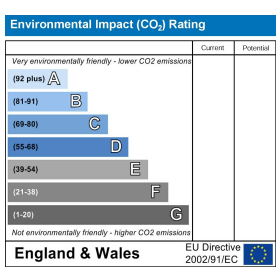
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Total area: approx. 1521.9 sq. feet







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A fabulous NEW BUILD home, available for immediate occupation .





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Ground Floor
This superb new build home offers light and airy accommodation which is apparent the minute to transverse through the front door into the entrance hall. There is a traditional front room which works as an excellent break out space from the sensational open plan kitchen/dining/family room at the rear of the property which, in total measures approximately 35 ft in length and boast a large roof lantern and bi-folding door opening to the rear garden. The kitchen space is fitted with a high specification range of base and eye level units with a range of integrated appliances with work tops over. Additionally to the kitchen is a separate utility room. A ground floor cloakroom completes this level.

First Floor
The spacious first floor landing area has doors opening to all three double bedrooms and to the family bathroom which is fitted with a luxioursly appointed white suite to include a bath with shower unit and screen over. The principal bedroom, positioned at the front of the property also boast both an en-suite shower room and a walk in wardrobe.

Outside
To the front of the property is a blocked paved driveway providing parking for two cars and boasting a double EV charging point to the side. A pathway leads to a pedestrian gate which takes you to the rear garden where there is an extensive sandstone patio directly to the rear of the house which leads to the main portion of the garden which is laid to lawn and fully enclosed with fencing. With such a good size Southerly facing garden this offers the perfect opportunity for the installation of a garden cabin to the rear boundary which could be ideal for anyone seeking a gym, work space, man cave or a teenagers place to hang out with friends!

Transport Links
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.

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 Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

The Locality
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 Notes
Thank you for showing an interest in a property marketed by Sterling Estate Agents. The pictures of this property are of the neighbouring new build which is a fair representation and a mirrored plot.
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. 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, completed AML checks and proof of funds.







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