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Tring

OFFERS IN EXCESS OF £800,000



Temptation comes in many forms...

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Tring

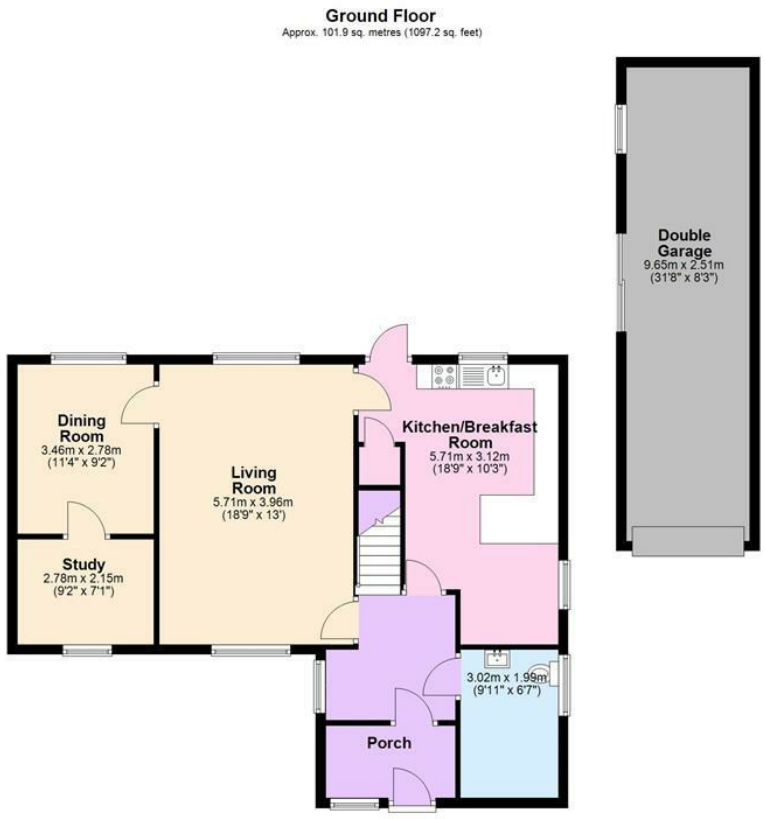
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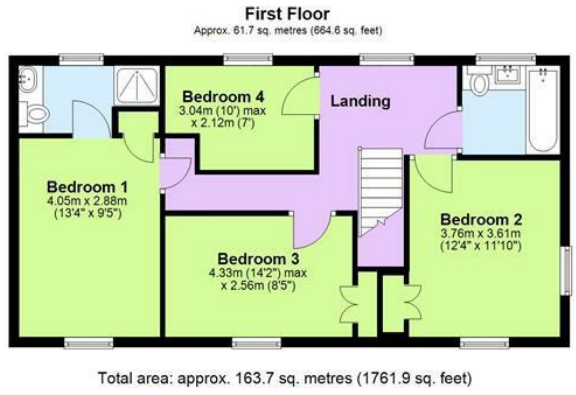
£800,000

A chance to purchase a mature family home that has been in the same ownership for circa 50 years ago! Boasting a head cul-de-sac position and flexible layout to comprise 4/5 bedrooms, 2/3 reception rooms and 2 bathrooms. A double garage and Southerly garden completes this wonderful family home.

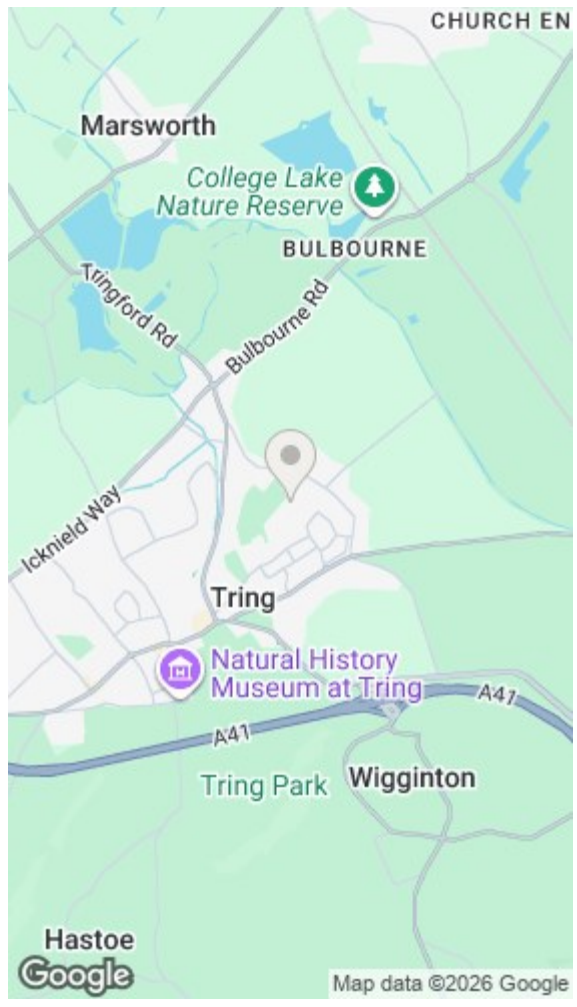


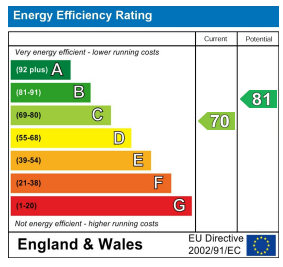
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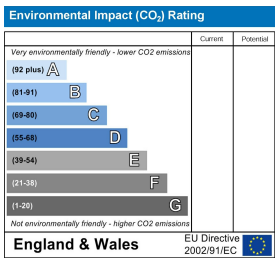




Total area: approx. 163.7 sq. metres (1761.9 sq. feet)







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Offered for sale with no upper chain. A wonderful detached family home in a prime cul-de-sac position.





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Ground Floor
The front door opens to a useful porch space which has a feature glass block wall to the side and door opening to the main entrance hall. Directly ahead of you are the stairs rising to the first floor landing and doors opening to the living room, kitchen/breakfast room and to a useful 'lootility room' which has space and plumbing for a washing machine and a fitted two piece suite comprising low level wc and wash basin. The living room benefits from a dual aspect with a window to the front and a floor to ceiling window to the rear giving panoramic views over the rear garden. From here a door opens to a dedicated dining room with window to the rear which leads to a ground floor study which could be used as a fifth bedroom if so required. Another door from the living room opens to the family size kitchen/breakfast room which is also dual aspect with window to the rear and window to the side elevations. The kitchen is fitted with a comprehensive range of base and eye level units with worktop and breakfast bar over and space for table and chairs. A door from here opens to the rear garden.

First Floor
The first floor boasts a spacious landing area with a large window to the rear and hatch opening to the primary attic space. Doors open to all four bedrooms with three of them over looking the front and the fourth bedroom overlooking the rear. Three of the four bedrooms boast fitted wardrobes while the main bedroom also has an ensuite shower room. The bathroom is fitted with a white three piece suite with a frosted window to the rear.

Outside
To the front of the property is a good size garden area with two large sculpted hedges providing an excellent privacy screen. The driveway to the side leads to a double length tandem garage with metal up and over door, power, light, window to the rear and sliding door opening to the rear garden. A pedestrian gate leads to the rear garden which boasts a Southerly aspect with patio to the rear of the house. The main part of the garden is laid to lawn and mainly enclosed by fencing. Wrapping around the back of the garage there are a variety of beds and boarders and several specimen trees.

The Location
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.

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 Good), 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.

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.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.
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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