sterling S
select homes

5 3 3 B

Tring

GUIDE PRICE £825,000



Temptation comes in many forms...

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

sterling S
select homes

Tring

GUIDE PRICE

£825,000

Measuring in excess of 2,000 sq ft in total and with a flexible layout over three floors. A recently constructed Cala Homes property offered for sale in show home condition with highlights including large dual aspect kitchen/dining/family room, two further reception rooms, 5 good size bedrooms and three bathrooms. Early enquiries essential.

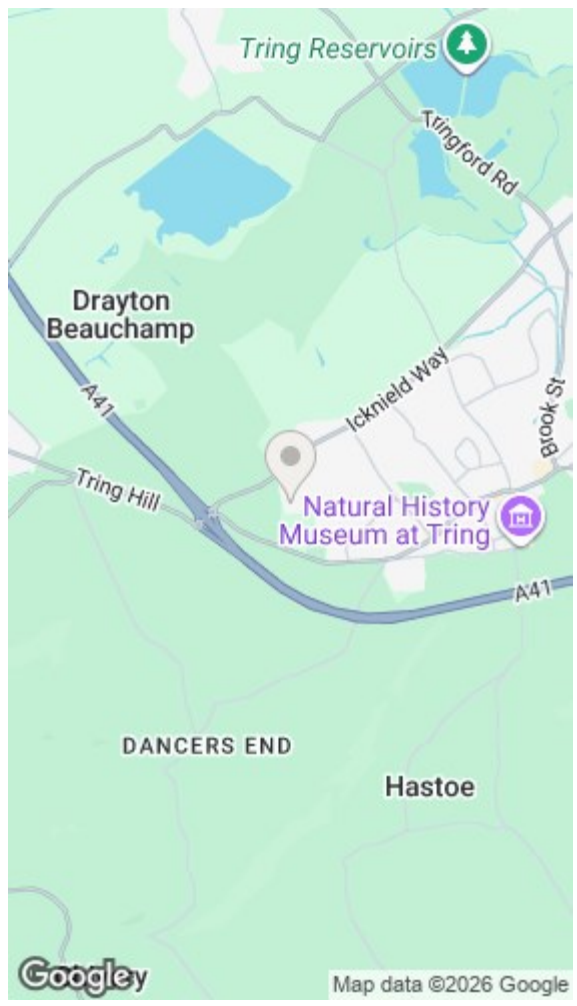


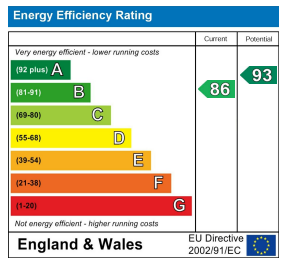
www.sterlinghomes.co.uk

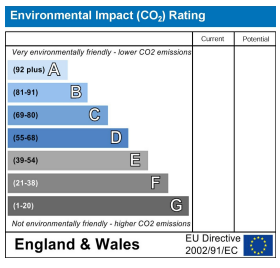


Total area: approx. 2082.7 sq. feet

All measurements are approximate.
Plan produced using PlanUp.



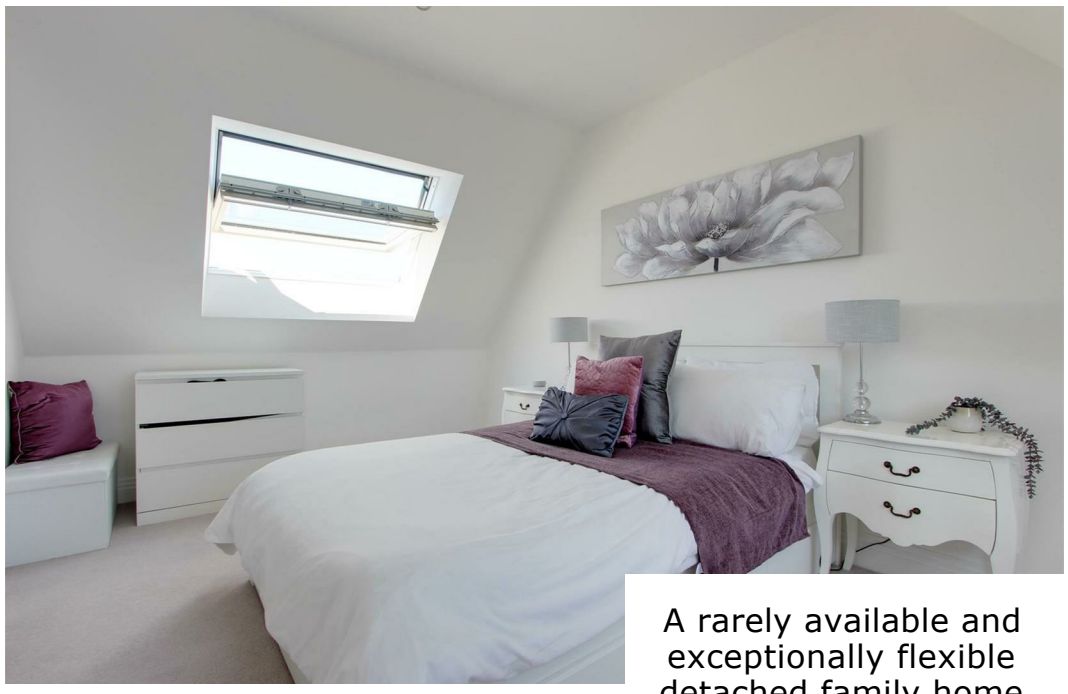




sterling select homes


www.sterlinghomes.co.uk


www.sterlinghomes.co.uk







A rarely available and exceptionally flexible detached family home with a high internal specification.





Ground Floor
The entrance hall has doors opening to all ground floor accommodation including the cloakroom which is fitted with a white two piece suite. To the right hand side a door opens to a magnificent open plan kitchen/dining/family room which is dual aspect with a window to the front and French doors opening to the rear garden. The kitchen space has been comprehensively fitted with a high quality shaker style range of base and eye level units with quartz worktop and breakfast bar. There are a number of integrated appliances to include double oven, gas hob with extractor over, dishwasher and full height fridge/freezer. The dedicated living room is also dual aspect with French doors opening to the rear garden and a window to the side allowing natural light to flood this space. The dining room which can easily be utilised as a sitting room has a bay window to the side and a window to the front.

First Floor
The first floor landing has doors opening to three of the five bedrooms and to the family bathroom which is fitted with a white four piece suite which includes separate bath and separate shower cubicle. The principal bedroom is positioned at this level and overlooks the rear with a host of fitted wardrobes and a spacious ensuite bathroom. Stairs from the landing ascend to the second floor.

Second Floor
With a further two bedrooms at this level one of which also boasts an ensuite and fitted wardrobe. There is also access to extensive eaves storage at this level making a very accessible storage space.

Outside
Boasting a corner plot position the property has a really good size front garden area which is laid to lawn with herbaceous borders directly to the front and side of the house. A pathway leads to the front door while there is tandem driveway parking to the side and leading to the single garage with metal up and over door. A pedestrian door opens to the rear garden. There is a good size patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn and fully enclosed by a range of characterful brick wall and fencing.





