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Tring
GUIDE PRICE £750,000

Tring

GUIDE PRICE

£750,000

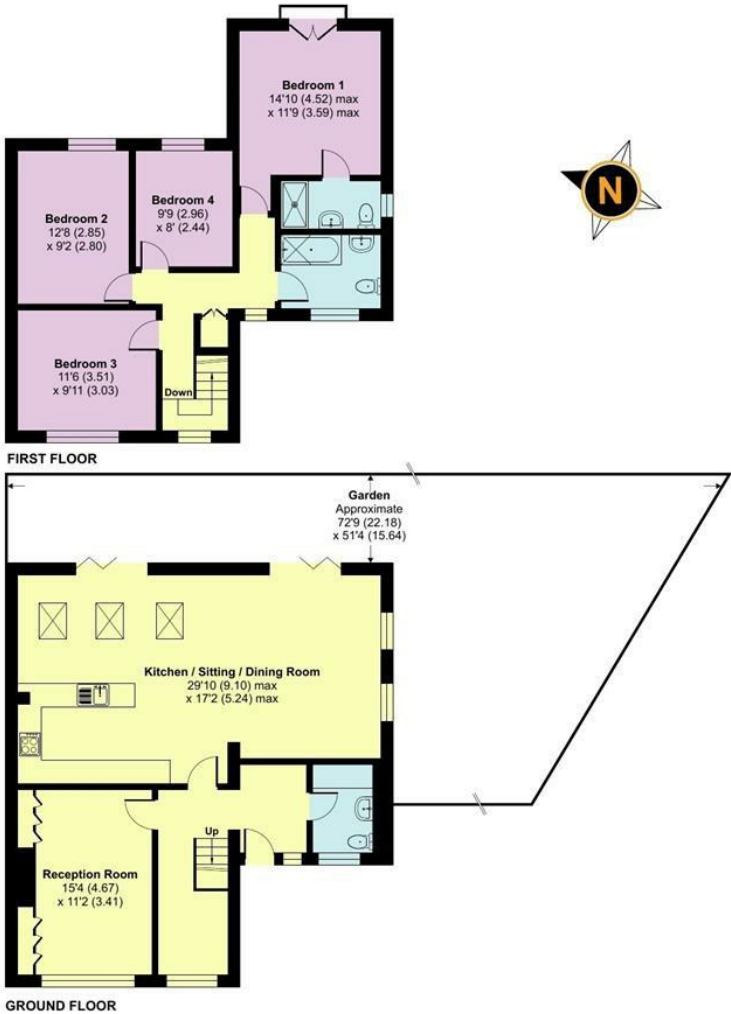
Boasting a large corner plot in the very centre of Tring and in an end cul-de-sac location only minutes walk from the High Street and within school catchment both both Goldfield and Bishopswood school. An extended semi detached family home with a stunning open plan kitchen/dining/family room approaching 30ft alongside a dedicated living room, 4 bedrooms with ensuite to the principal.



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Deans Close, Tring, Hertfordshire, HP23

Approximate Area = 1535 sq ft / 142.6 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





A good size family home in a sought after town centre position.



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Ground Floor

The front door opens to the entrance hall which has a door to the right hand side opening to a useful ground floor cloakroom and an opening to the left hand side opening to an inner hallway. From here a door opens to a dedicated living room which has a window to the front and a centrally positioned fireplace with shelving and cabinets to either side of the chimney breast. Dominated the whole rear width of the property is the fabulous open plan kitchen/dining/family room. The kitchen/dining space is fitted with a range of base and eye level units to include a range of integrated appliances and bi-folding doors opening to the rear. There are three Velux windows to his space allowing natural light to flood this wonderful open plan area ideal for modern day living. There is a second set of bi-folds to the rear and a large area for sofas and coffee table.

First Floor

The spacious landing area has doors opening to all four well proportioned bedrooms and to the refitted family bathroom which comprises a white three piece suite to include wc, wash basin and panelled bath. The principal bedroom has French doors opening to a Juliette balcony overlooking the extensive rear gardens. from here a door opens to a dedicated ensuite bathroom. Three of the bedrooms overlook the rear garden while the fourth overlooks the front.

Outside

to the front of the property is a good size block paved driveway providing parking for several cars. An undoubted feature of the property are the large corner plot gardens to the rear. An extensive Indian sandstone patio is positioned directly to the rear of the house with steps leading down to the main portion of the garden which is laid to lawn and fully enclosed with fencing. There is a pedestrian gate to the side giving access to the front of the property.

The Location

The property is situated in a sought after location and 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. Goldfield Road is ideally placed to take advantage of all the countryside Tring has to offer.

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

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. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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