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Tring

OFFERS IN EXCESS OF £600,000



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Tring

OFFERS IN EXCESS OF

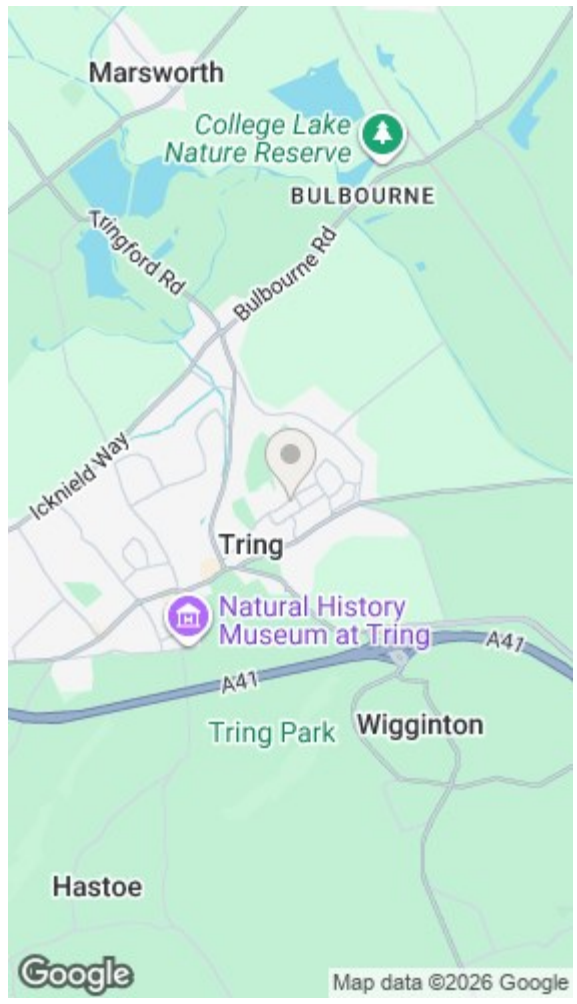
£600,000

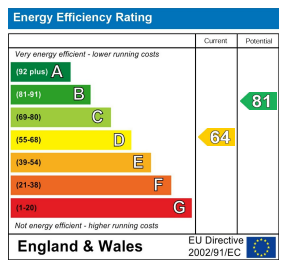
Located in a wonderful traffic free position with large garage and driveway directly to the rear and fronting a pleasant green. An extended and well presented three bedroom home which offers exceptional living accommodation by means of a large living room and open plan 'L' shaped kitchen/breakfast/dining room with bi-folds opening to the rear plus a good size Southerly facing garden.

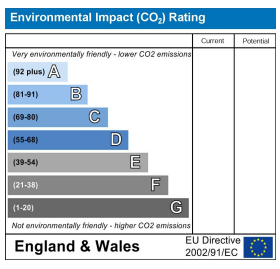


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Total area: approx. 119.6 sq. metres (1287.6 sq. feet)

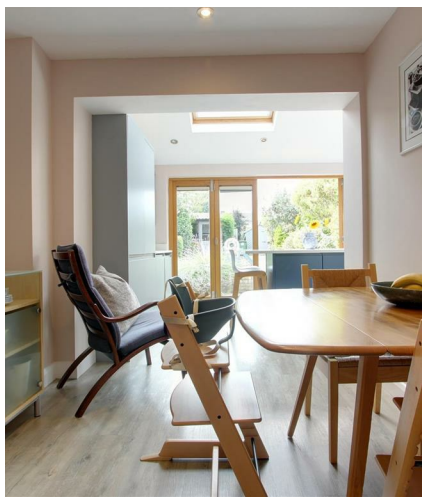
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A rare chance to purchase an extended family home in a wonderful traffic free location yet within minutes walk of the High Street and Schools.





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Ground Floor
The front door opens to a useful entrance porch which is the perfect place to kick off your shoes, hang your coat up and park the buggy! From here a door leads to the inner hallway where stairs rise to the first floor landing and a door to the left opens to a refitted ground floor cloakroom. To the right hand side a door opens to a large living room which has a window to the front and a limestone surround open grate fireplace. From here double multi paned doors open to a magnificent kitchen/ breakfast room space which has bi folding doors opening to either side of the house and Velux windows to the roof allowing natural light from the Southerly aspect to flood this space. An undoubted feature of the property, the kitchen is fitted with a range of high quality base and eye level units and includes a central island breakfast bar with inset sink. Other integrated appliances include a stainless steel fronted double oven, hob with extractor and dishwasher. From this area you naturally move through to a dedicated dining space which has a door leading back to the entrance hall.

First Floor
Moving up to the first floor landing area there is a hatch with ladder leading to the boarded attic space. Doors open to all three bedrooms, two of which overlook the front and the third, with fitted wardrobes overlooking the garden to the rear. The bathroom has been refitted to a high standard to include a low level wc with concealed cistern, a wash basin inset to a vanity unit with cupboards under and panelled bath with wall mounted shower unit and screen over.

Outside
To the front of the property is a garden area laid to lawn and enclosed to the side and the front by mature planting. A flagstone pathway leads to the front door. Fully enclosed by fencing, the Southerly facing rear garden is mainly laid to lawn yet well stocked to the side boarders with a range of herbaceous beds and boarders with a variety of low level specimen trees. To the very rear boundary is a recess with a timber framed garden shed and a gate opening to the driveway which is laid to hard standing. Additionally there is a courtesy door directly from the garden to the garage which also has a metal up and over door to the driveway. With a large flagstone patio directly to the rear of the house the garden makes an excellent space to enjoy entertaining family and friends long into the summer evenings beneath the setting sun.

The Location
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.

Tring Town
The property is situated 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.

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 Grove Road junior school which is within walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) is also close by.

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.

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