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Tring

PRICE GUIDE £340,000



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Tring

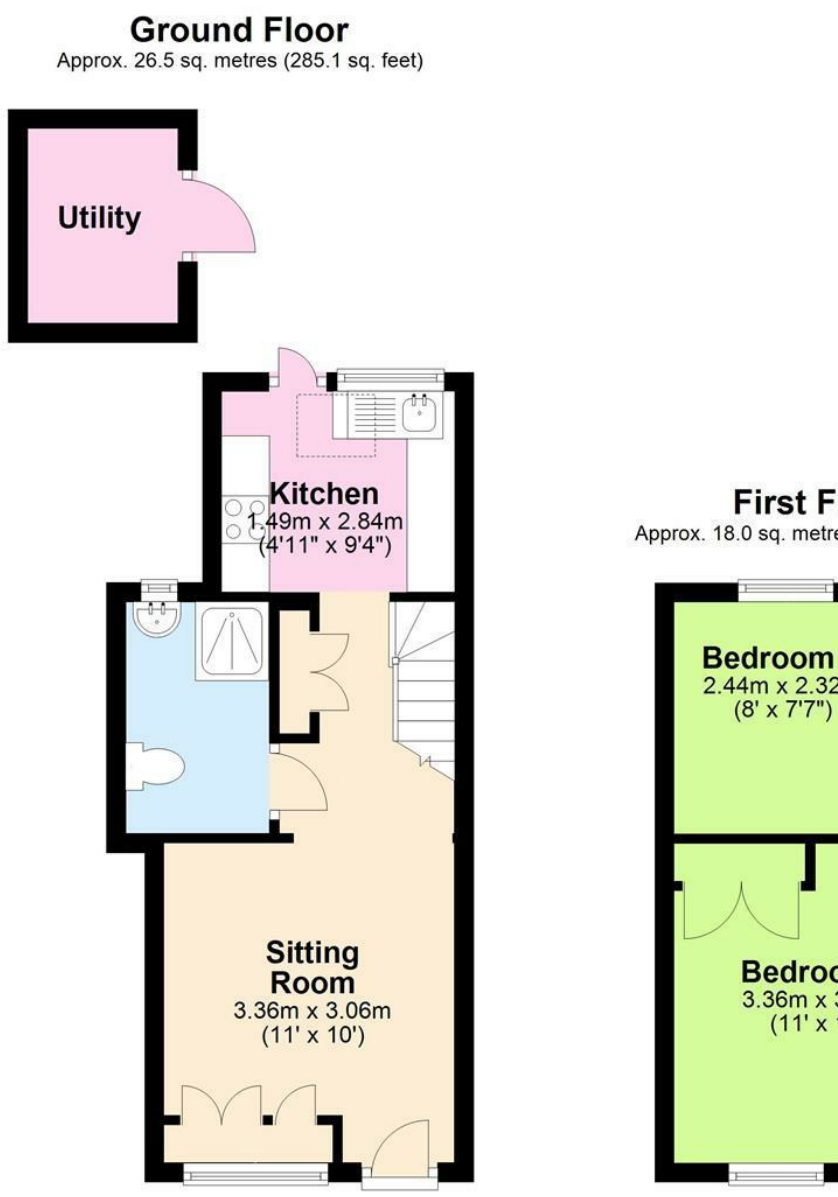
PRICE GUIDE

£340,000

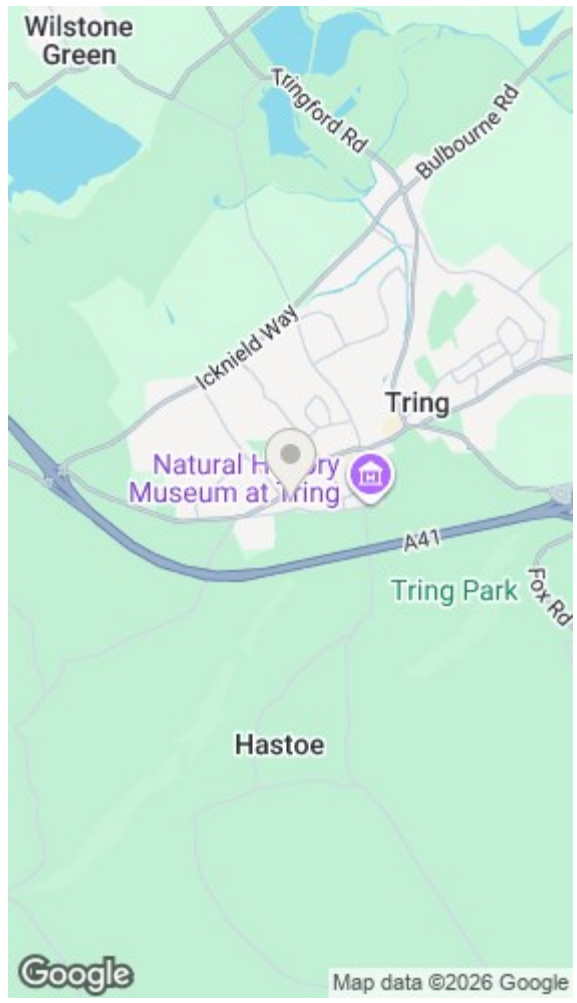
Sterling are delighted to be appointed selling agents for this charming and characterful turn of the last century cottage. Situated in the heart of the conservation area, and being only a short walk to the high street of Tring. The property is presented in excellent decorative order throughout and in brief comprises : Sitting room, dining area, refitted shower room, refitted kitchen, Two double bedrooms and a large well tended rear garden with raised decking/seating area for al fresco dining.

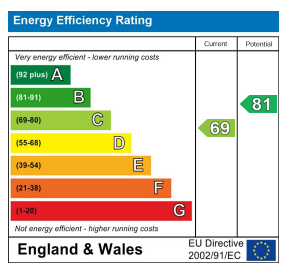


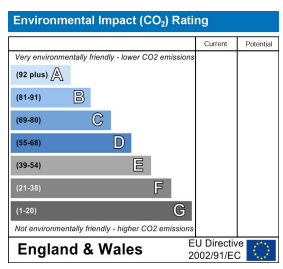
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Total area: approx. 44.5 sq. metres (479.1 sq. feet)







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A charming character cottage in the heart of the conservation area.





Entrance
Replacement composite entrance door leading to :

Sitting Room
Georgian style double glazed window with feature fitted cabinet under, feature radiator, easy clean wood effect flooring, feature glass wall, large storage/airing cupboard, open to :

Dining area
Easy clean wood effect flooring, radiator, stairs rise to the first floor, storage cupboards. Doors to :

Shower Room
A well appointed and refitted three piece shower room fully fitted to comprise a pedestal wash hand basin, close coupled wc and step in shower cubicle. Comprehensive ceramic tiling. Double glazed window to the rear aspect. Heated towel rail.

Kitchen
Double glazed window to the rear aspect, kitchen refitted with a range of high gloss base and eye level units with worktop over. Inset induction hob with electric cooker h& extractor hood over. Inset stainless steel sink with mixer tap over. Door opening to the rear garden and Roof lantern.

Landing
Doors to :

Bedroom One
Double glazed window to the front aspect, radiator, fitted double width wardrobe with ample hanging and storage space.

Bedroom two
Double glazed window to the rear aspect, radiator. Access to loft space being part boarded. Door opening to over-stairs storage cupboard.

Outside

Rear Garden
Rear garden measuring in excess of 80ft in length. Part enclosed by panel fencing. Raised timber deck area with large timber storage shed. Paved area adjoining the property with separate detached brick built utility room.

The Location
Tring is a small picturesque market town in Hertfordshire, situated in a gap passing through the Chiltern Hills, which is classed as an Area of Outstanding Natural Beauty. The area is linked to London by the A41, the railway to Euston Station there is also the Southern Train to Shepherds Bush/Westfields(40 mins). There are many walks from the doorstep including the Grand Union Canal ad the famous Ridgeway trail. The former livestock market in Tring, redeveloped in 2005, is now the home of weekly Friday Market and fortnightly Saturday Farmers' Market.Ashridge Estate, part of the National Trust and home to Ashridge Business School, is located just outside Tring. Tring Natural History Museum is also located in the town centre, a legacy from the famous Rothschild Estate. There are many shops in Tring, including some High Street names, and many coffee shops.

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:

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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..
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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.



