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Tring

ASKING PRICE £525,000



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Tring

ASKING PRICE

£525,000

A stunning high specification modern cottage in the heart of Wilstone, Tring boasting over 1100 sq ft including stunning open plan kitchen/dining/living room with bi-fold doors opening to the garden which is South facing, three bedrooms, luxuriously appointed family bathroom and ensuite.







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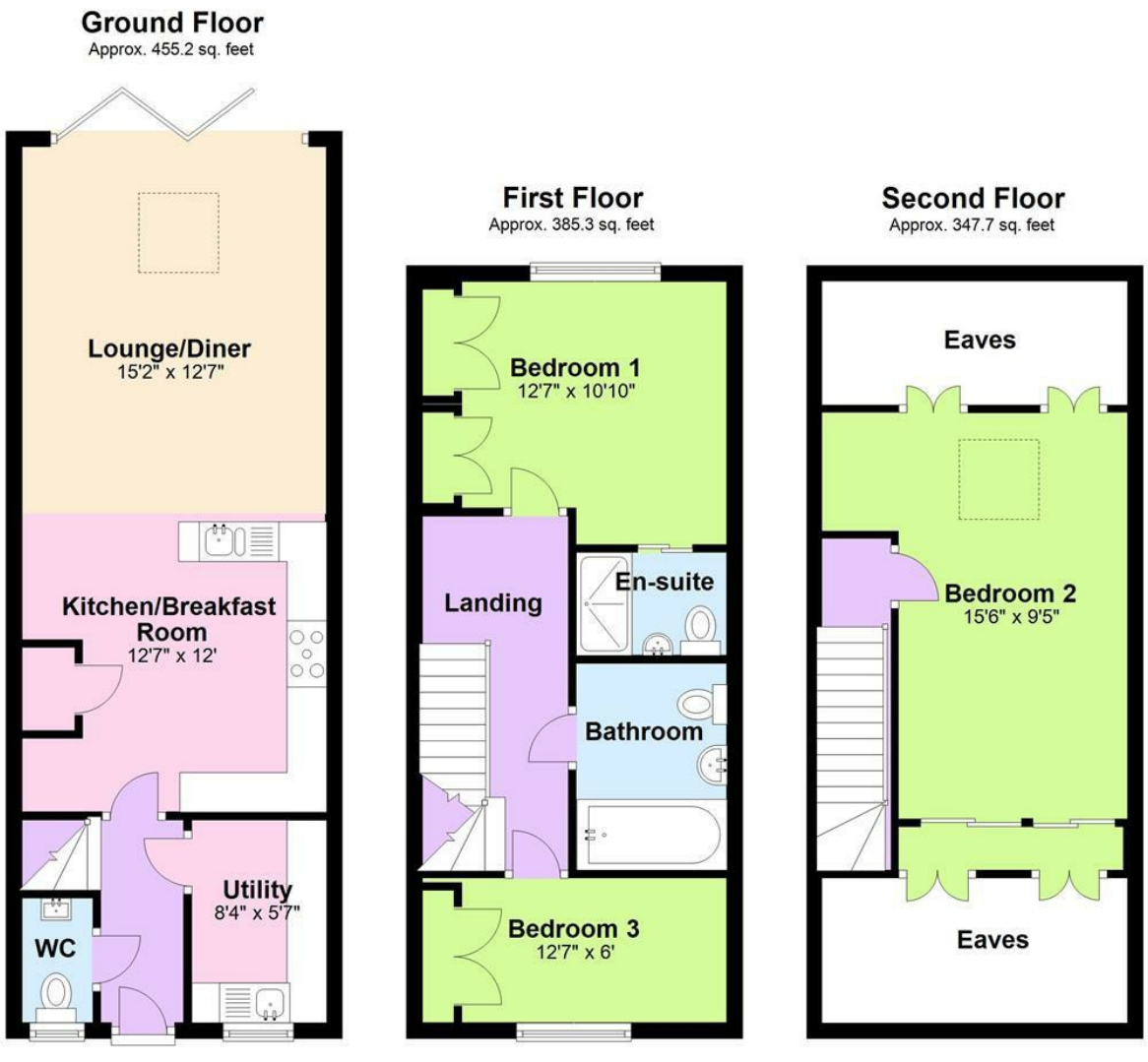
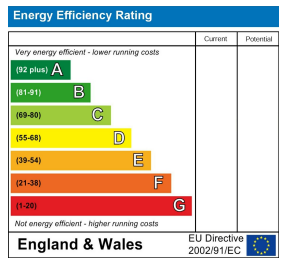
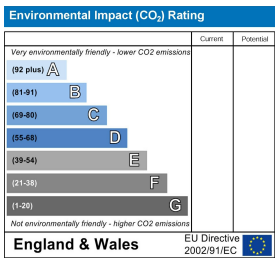


Total area: approx. 1188.2 sq. feet







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Positioned right in the heart of this wonderful village and boasting a South facing garden.





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The Property
Situated within this highly regarded, quintessentially English village, every detail in this superb home has been carefully considered with meticulous attention paid to the superb finish. The specification includes under floor heating to the ground floor, German Nolte kitchen and utility room with Siemens/Miele appliances, traditional timber sash double glazed windows, velux windows to lounge and bedroom 3, bifold doors opening to enclosed 60ft gardens, contemporary bathrooms and en-suites, second floor bedrooms with bespoke fitted wardrobes. Allocated car parking space and visitor parking.

The Location
Wilstone is a particularly desirable and sought after village environment; with its strong sense of community, a pretty and welcoming village pub, a community shop, church and a village hall, which provide a range of sociable events to welcome newcomers. Situated on the edge of the Chiltern Hills, it is surrounded by delightful green belt countryside providing excellent walks around extensive fields and the spectacular reservoirs.

Transport Links
It is within a few miles of the town of Tring and the A41 provides access to the M25 within 20 minutes; Heathrow and Luton airports are within 45 minutes` drive. Rail links are fast and frequent from Tring station – London Euston around 36 minutes.

Education In The Area
Educational facilities are excellent for all ages including the highly regarded Tring Comprehensive School. There are a number of private schools in the area including the Tring Park School for the Performing Arts and Berkhamsted School with transport provided. There are nearby golf clubs and the world famous health resort Champneys.

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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