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Tring

OFFERS IN EXCESS OF £550,000



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Tring

OFFERS IN EXCESS OF

£550,000

A fully refurbished Rothschild period home boasting high specification fixtures and fittings, driveway parking to the front and a good size rear garden. Flexible layout over three floors with 2 reception rooms, 4 bedrooms and 2 bathrooms all complimented by a refitted kitchen.

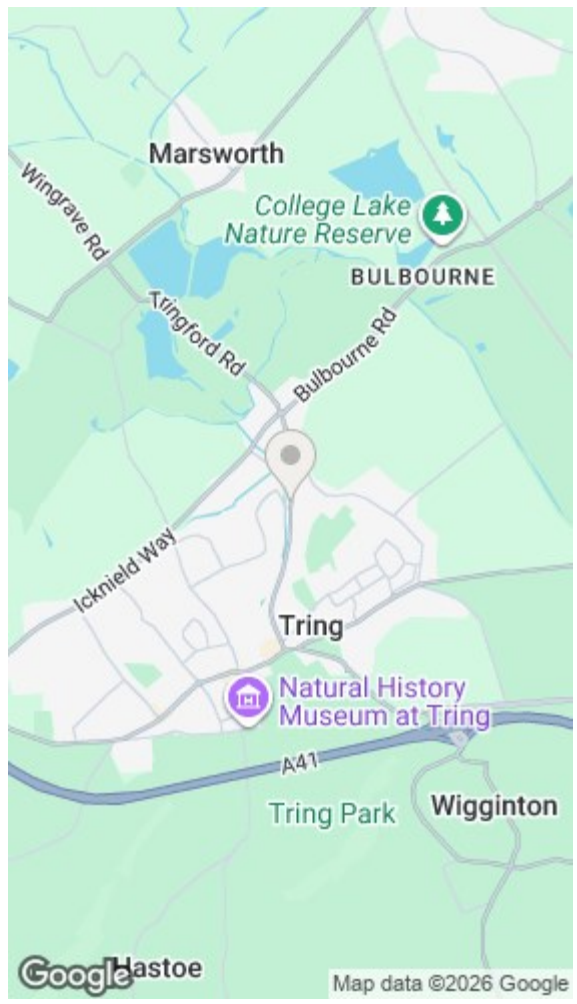


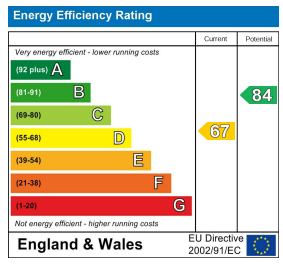
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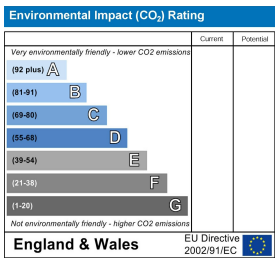


Total area: approx. 103.1 sq. metres (1110.3 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.







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A rare chance to purchase a 4 bedroom period home with parking and good size garden.





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Ground Floor
The front door opens to an entrance hall where there is a storage cupboard and opens directly to the reception spaces. Open plan and therefore triple aspect with windows to the front, rear and side, the dining area and living room are very light and airy spaces. The living room has a cast iron wood burning stove with fitted cupboards and cabinets to either side. From the dining room an opening leads to the stairs which rise to the first floor and, at split landing lever a door opens to a shower room fitted with a white three piece suite. There is also a door from the dining room opening directly to the refitted kitchen. The kitchen area has been refitted with a high quality range of shaker style base and eye level units with quartz work tops over. Fitted appliances include a double oven, induction hob with extractor, dishwasher and Belfast sink. The kitchen also boast dual aspect with French doors opening to the rear garden and a window to the rear.

First & Second Floors
The first floor landing area has doors opening to three of the bedrooms including the main bedroom which has fitted wardrobes to either side of the chimney breast and a window to the front. The second bedroom has characterful wood panelling to dado height with a window to the side and a Velux to the rear. The bathroom has a frosted window to the front and side and is fitted with a luxuriously appointed bathroom suite to include a good size bath and vanity unit with concealed cistern wc and wash basin. From the landing another set of stairs rise to the second floor where the fourth bedroom is positioned.

Outside
A characterful block paved driveway provides parking for several cars and has a pedestrian gate opening to the rear garden. There is a garden area directly to the front of the house which is laid to lawn and enclosed to two sides by mature hedging. The main section of the rear garden is laid to artificial grass and fully enclosed with a raised boarder to one side and steps leading up to a gate which opens to a second garden area mainly laid to lawn with a variety of mature bushes and specimen trees.

The Location
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.

Schooling
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 Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

Transport Links
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.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.
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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..
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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