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Tring

OFFERS OVER £600,000



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Tring

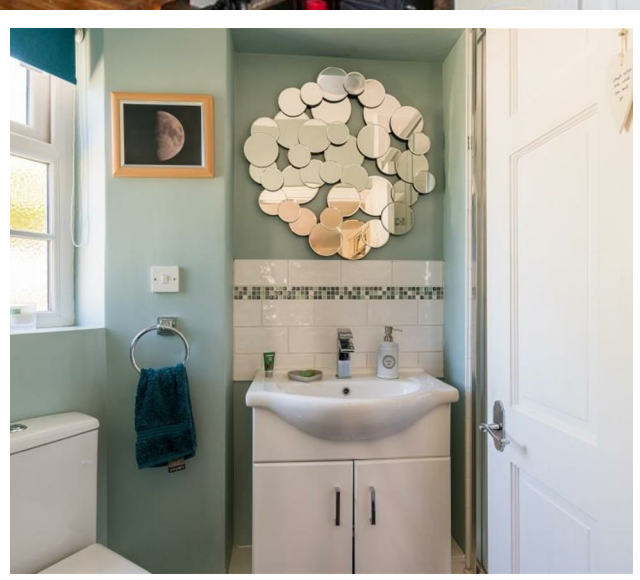
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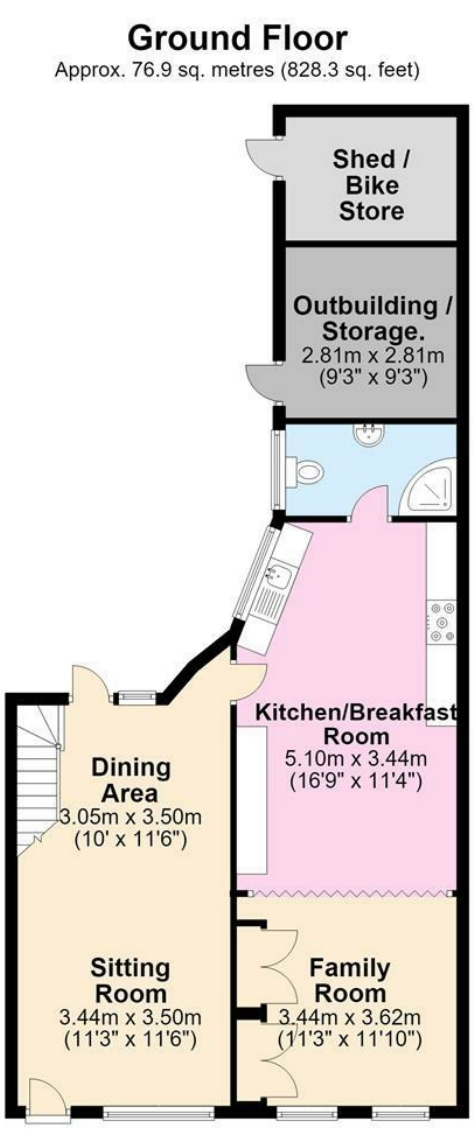
Located in the very heart of Tring only a moments walk from the High Street, is this stunning character cottage boasting three reception rooms, eat-in kitchen, three/ four bedrooms and first floor bathroom. Wonderful rear garden which is fully enclosed, laid to lawn and having two large patio areas for al-fresco dining.

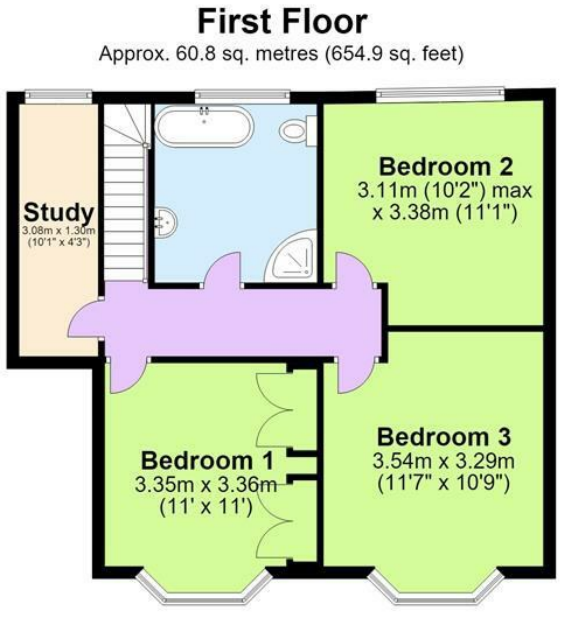




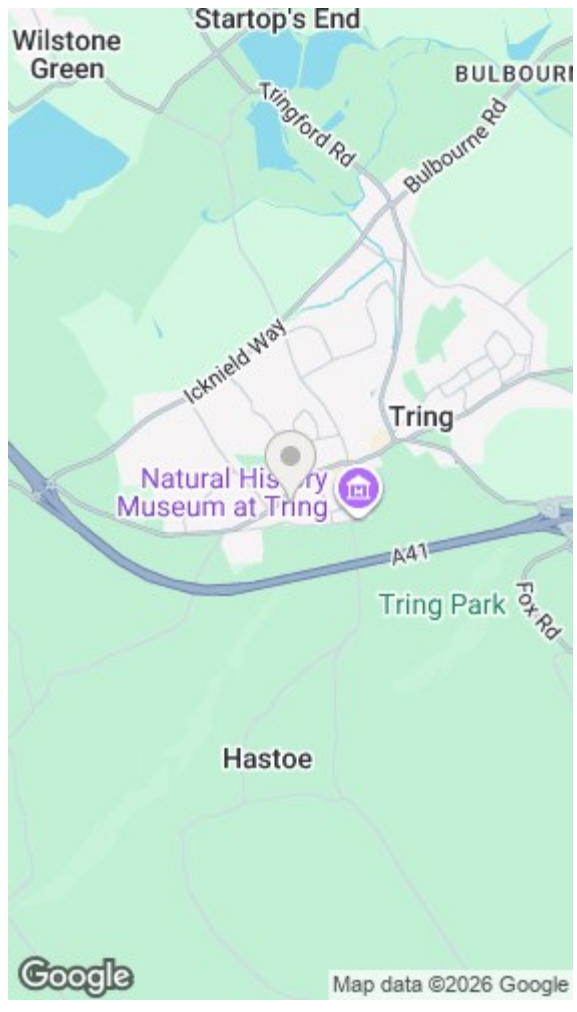


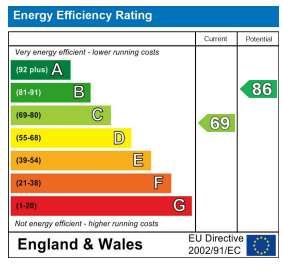
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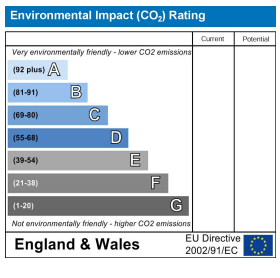




Total area: approx. 137.8 sq. metres (1483.1 sq. feet)







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A period home in a town centre location close to all amenities and in catchment for Goldfield School





Ground Floor
The sitting room comprises a charming character feel with a wood burner, the stairs rise to the first floor from the dining area, a door opens to the rear garden. A charming country cottage fitted kitchen/breakfast room with a range of base and eye level units with space for a range cooker and appliances. Folding doors open to a bright family room with a range of fitted storage cupboards. The ground floor is completed with a separate three piece shower room.

First Floor
From the first floor landing doors open to three spacious double bedrooms, with the master benefitting from fitted double wardrobes, a separate study/nursery, and a lovely four piece family bathroom with roll top freestanding bath with a shower cubicle completes the first floor accommodation.

The Outside
A path leads to the front door, with space for flower beds. The rear garden can be considered a gardeners delight, tiered with a large lawned area, two defined patio areas, and enclosed by panel fencing. Brick built storage shed.

The Location
The historic small market town of Tring is surrounded by beautiful Chilterns countryside whilst only a few miles away from easy routes providing excellent access to London. Tring town centre provides a range of small specialist shops, restaurants, boutiques, and public houses. Excellent schooling is available for all ages, including independent schools such as The Tring Park School for Performing Arts and The Berkhamsted Collegiate School. Communications are superb with access to the A41 (providing a direct link to the M25 J20) and from there the national motorway network. Tring main line station provides a speedy and frequent service to London Euston being approximately 37 minutes

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.





