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Tring

OFFERS IN EXCESS OF £625,000



Temptation comes in many forms...

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Tring

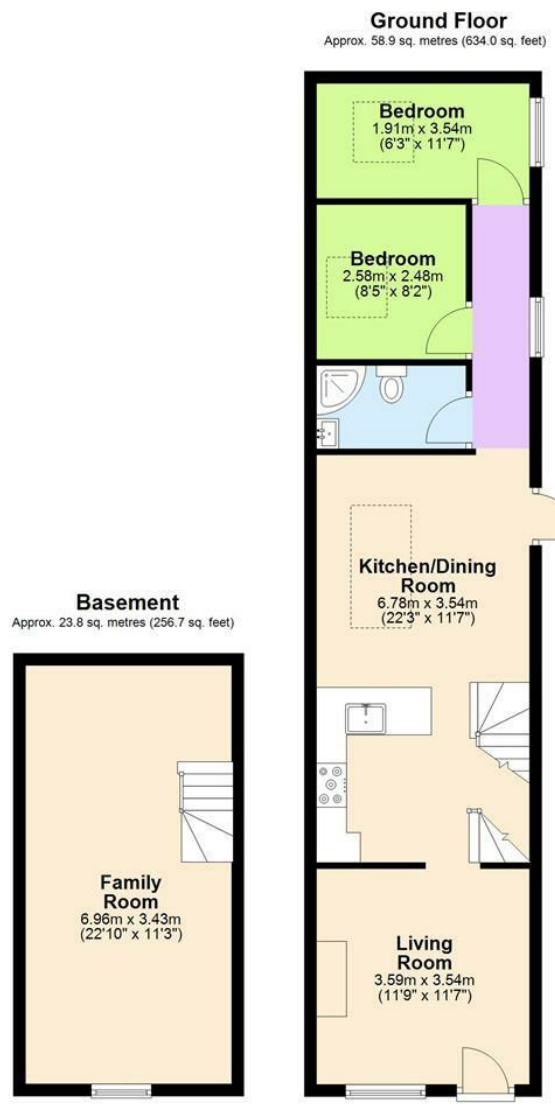
OFFERS IN EXCESS OF

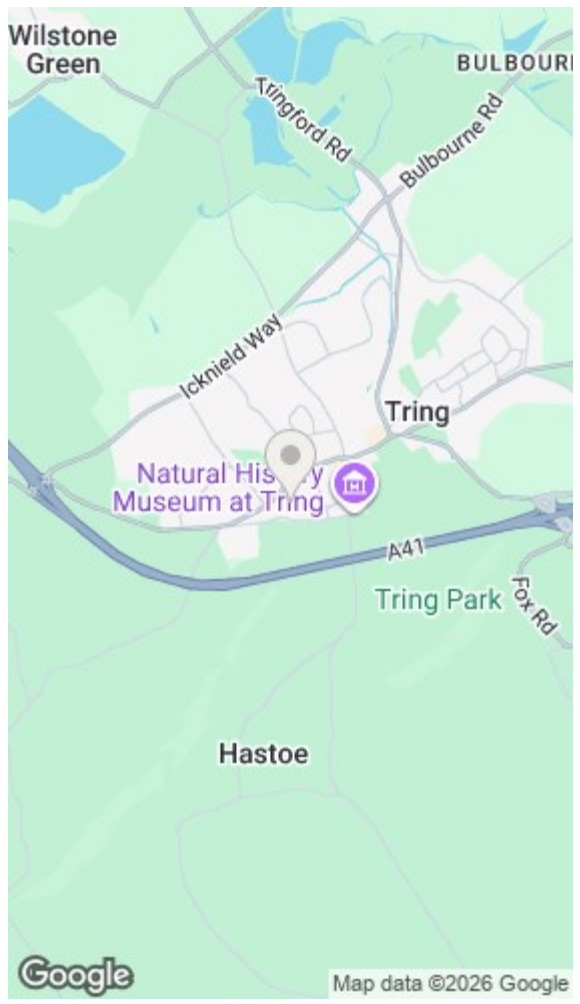
£625,000

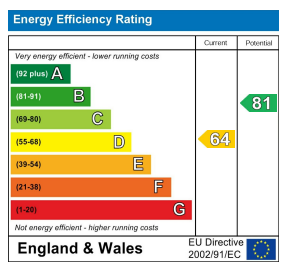
A delightful and very flexible character home which can be laid out as a five bedroom property with two at ground floor level and served by a ground floor shower room, a large 'eat-in' kitchen/dining room, separate living room with open grate fireplace and a 22ft family room in lower ground floor level. Private south facing garden.

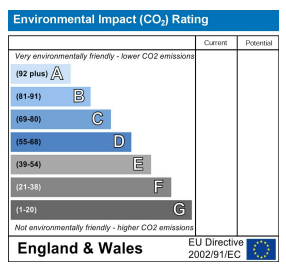


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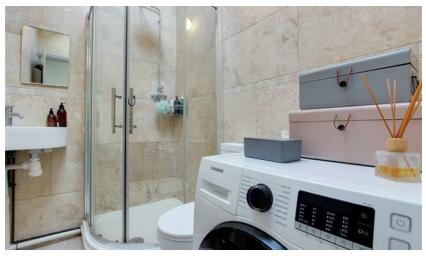


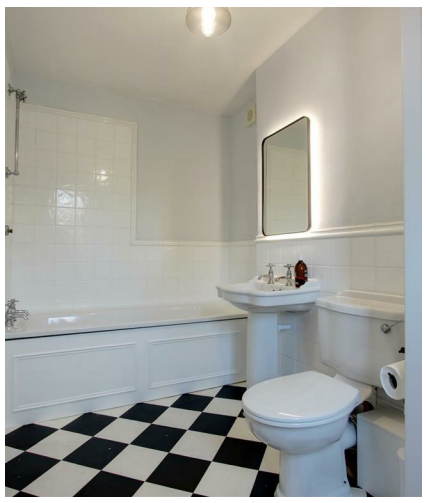
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A town centre property that is also a stones throw from the Offsted outstanding Goldfield school and presented for sale with NO UPPER CHAIN.





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Ground Floor
The front door opens into a lovely front room which has a window to the front and a working open grate fireplace with shelving either side of the chimney breast. There are wide plank engineered oak effect flooring which continues through to a stunning open plan kitchen/dining room which has been fitted with a range of base and eye level units complimented with wood worktops. Continuing past the kitchen area is a dedicated dining space where lots of natural light is pulled into this area by the large Velux windows and the door opening to the side. From here a hallway gives access to the ground floor shower room which also has space and plumbing for the washing machine. A further two doors open to two ground floor bedrooms which could also be used as his and hers offices for anyone working from home.

Lower Ground Floor
Stairs descend to the lower ground floor where there is a window to the front and exposed beams on the ceiling. An alcove has been cleverly converted into a wine rack. There is also plenty of under stairs storage with bespoke doors fitted.

First Floor
The landing space on the first floor has a door opening to a double bedroom which has a window to the front and a cast iron fireplace inset into the chimney breast with exposed bricks walls to either side. The main bathroom is positioned on this floor with a window to the rear and is fitted with a white three piece suite which includes a panelled bath with shower attachment, low level wc and wash basin. From the first floor landing area a second staircase rises to the second floor landing.

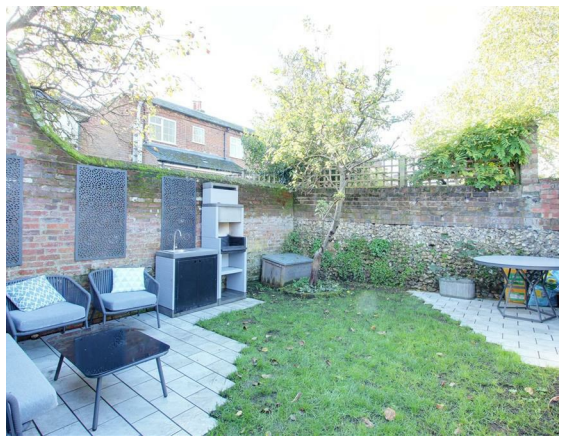
Second Floor
The second floor landing has doors opening to a further two double bedrooms. One of the bedroom overlooks the front of the property and the second overlooks the rear. There is also loft access that has ample storage space.

Outside
A pathway at the side of the house leads to the primary patio area which has an 'outside kitchen' that includes a plumbed sink and a barbeque unit and leads to the main portion of the garden which is laid to lawn. To one rear corner is a secondary patio area. The rear garden is Southerly facing in aspect and enclosed by a range of characterful brick, flint walls and panelled fencing. The house benefits from having rear access provided by a shared right of way.

The Location
Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.

Agents Information For Buyers
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.





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