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Tring
OFFERS IN EXCESS OF £450,000

Tring

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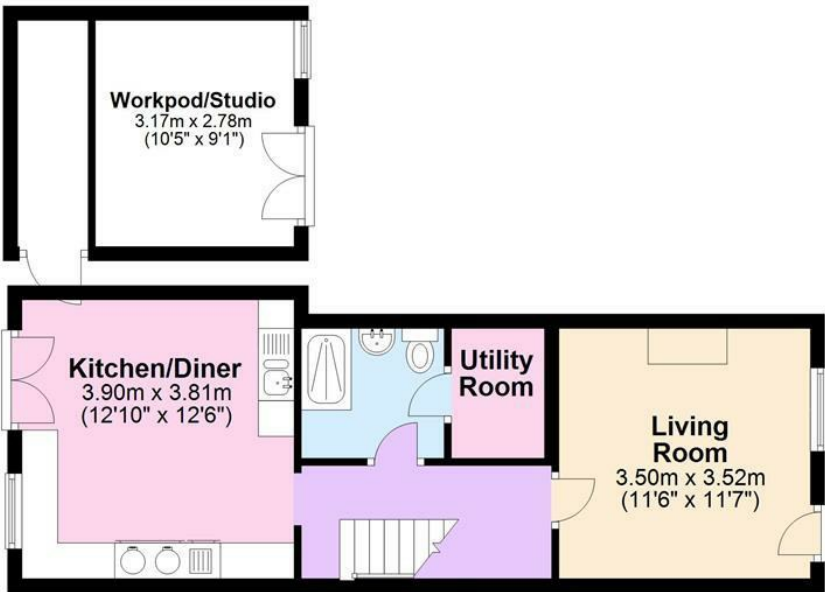
A stunning character cottage positioned in the heart of the sought after Tring conservation area boasting two double bedrooms, living room with stove, eat-in kitchen/dining room and refitted bathroom. Further additions include a beautifully landscaped garden with work pod to the rear boundary.



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Ground Floor

Approx. 52.1 sq. metres (560.3 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.0 sq. feet)



Total area: approx. 74.7 sq. metres (804.2 sq. feet)
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A stunning, and in our opinion, one of the best cottages to hit the open market in Tring.



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Ground Floor
The living room which is positioned at the front of the property with a window to the front has a lovely cast iron stove with bespoke hand made cabinets with shelving over either side of the chimney breast. A stripped wood latch and brace door then opens to an inner hallway which has stairs rising to the first floor landing and an opening to a wonderfully refitted 'eat-in' kitchen/dining room which has French doors and a window to the rear overlooking the beautifully landscaped rear gardens. The kitchen is fitted with a range of handleless, high gloss, base and eye level units and also incorporates a dishwasher, wine chiller and fridge/ freezer. From the inner hallway a door also opens to the bathroom which has been refitted with a large walk in shower cubicle, a floating effect wall mounted wash basin with vanity drawer under and a low level wc with concealed cistern. A compact utility room off the bathroom that has space for separate washing machine and dryer, as well as plentiful cupboard storage.

First Floor
The landing on the first floor has doors opening to both double bedrooms. The principle bedroom has bespoke hand made wardrobes fitted to either side of the chimney breasts. There is a window to the front aspect. The second bedroom has a window which overlooks the rear.

Outside
Directly to the rear of the house is a large oversize porcelain patio area which has raised boarders to either side with mature hedging to one side and herbaceous boarder to the second. From the patio area you walk through to the main portion of the garden which is laid to lawn with a variety of specimen trees and planting to both of the side boundaries. At the rear boundary there is a timber decked area which leads to the garden work pod which has a wood effect flooring, vaulted ceiling with exposed timber beams, power, light and two windows to the front. To the rear of the garden work pod is a fitted garden shed.

Property Renovation
The current owners of the property have completed a full renovation since they purchase the property 6 years ago. The works included are as follows:

UNDERFLOOR HEATING
Split into 3 zones (kitchen, hallway, bathroom) and each zone has it's own controller.
Kitchen: New kitchen (includes installation of dishwasher, increased storage, new radiators, and placement of sink). New flooring including under floor heating. New lights (spotlights in ceiling and lights under wall units). New doors and window. Installed additional sockets (x2 with USB ports)
Hallway/stairwell: New flooring in hallway including underfloor heating. New carpet on staircase. New boiler, installed Q1 2024. New staircase banister. New lights (x2 spotlights in hallway, x1 ceiling light in stairwell).
Bathroom: New bathroom (installation of shower, tiling, new toilet, new sink, new wall unit, new radiator). New flooring including under floor heating. New lights (spotlights in ceiling and in the shower indents).
Living Room: Replastered + decorated whole room. New carpet. New fitted alcove shelving either side of fireplace. New lighting (ceiling spotlights and alcove wall lights). Working log burner (serviced Q4 2023). New window. Restored front-door

Main bedroom: New fitted wardrobes. New carpet. Replastered + decorated whole room. New window.
Second bedroom: New carpet
Garden studio: Armoured cable supplies electricity from the mains to fuse-board in shed. Double sockets + WiFi
Garden: Everything is new except the lilac tree! New fencing along both sides. New porcelain patio (2023). External double socket by back door.
The Location
Tring is a historic market town nestled in the Chilterns between Hemel Hempsted, Aylesbury and Leighton Buzzard. It is situated some 30 miles north west of London and is widely regarded as one of the premier towns of Hertfordshire. The location of Tring is ideal for an easy journey into London with a mainline train station serving London Euston in 40 minutes, Easy access to both the M1 and M25 which provide links to London Luton & Stansted and Heathrow & Gatwick airports respectively. The pretty high street benefits from architectural influences from both the Rothschild Family and William Huckvale with a conservation area comprising mainly older Victorian cottages and villas. Generally the high street comprises many independently owned business with Chemists, beauty salons & hairdressers, gift shops, specialist shops , cafés, coffee shops & tea rooms. The property itself is located 50m from bus stop serving Tring Station and Aylesbury, 50m from Tring's most charming pub, The King's Arms and 100m from Western Road shops which includes a gym, post office, laundrette, convenience store, and opticians.
Agents Information In Writing
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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.



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