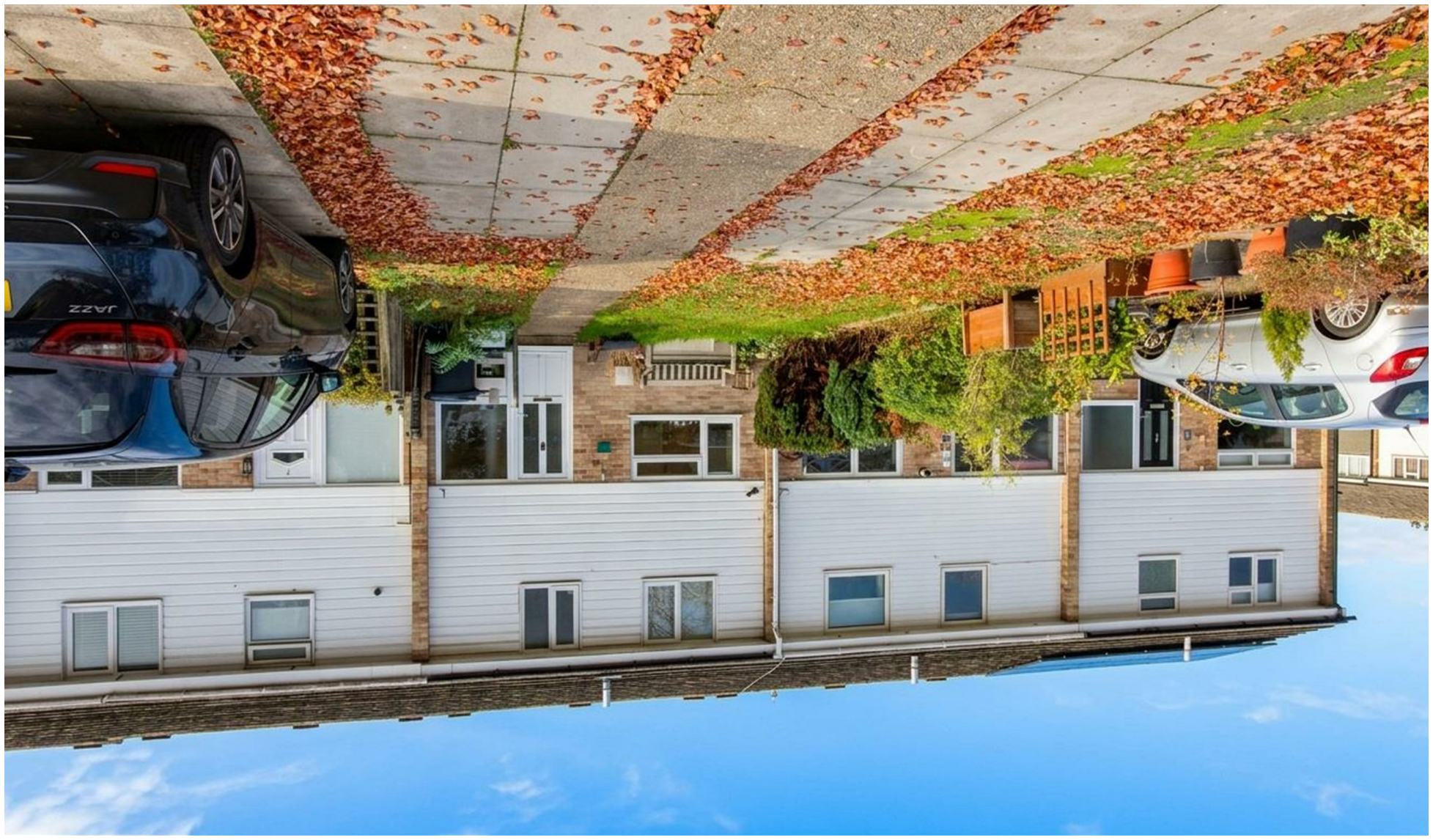
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Tring

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Tring

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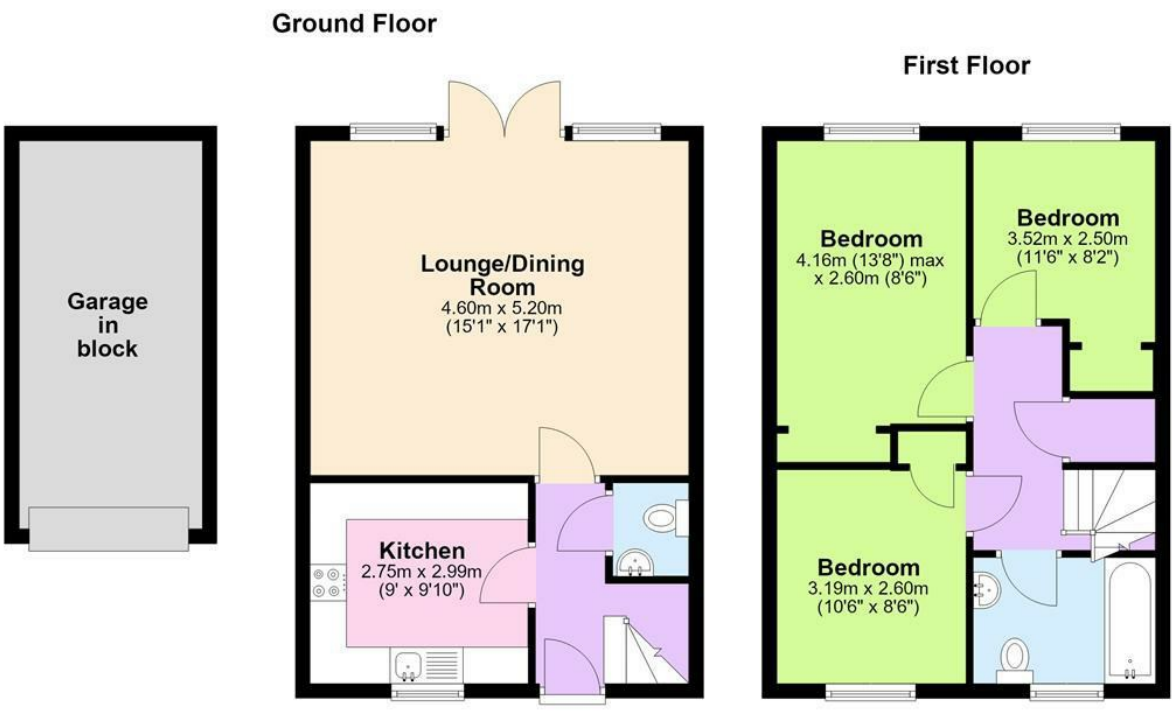
Offered for sale with no upper chain and vacant possession. A three bedroom family home which boasts a driveway directly to the front with parking for two cars, garage in a nearby block and the advantage of a Southerly facing rear garden. Early enquiries are strongly recommended.





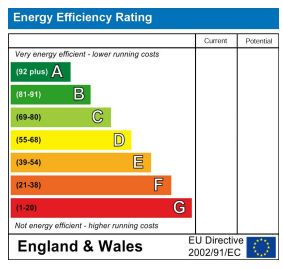


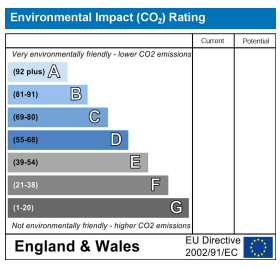
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Total area: approx. 90.8 sq. metres (977.9 sq. feet)







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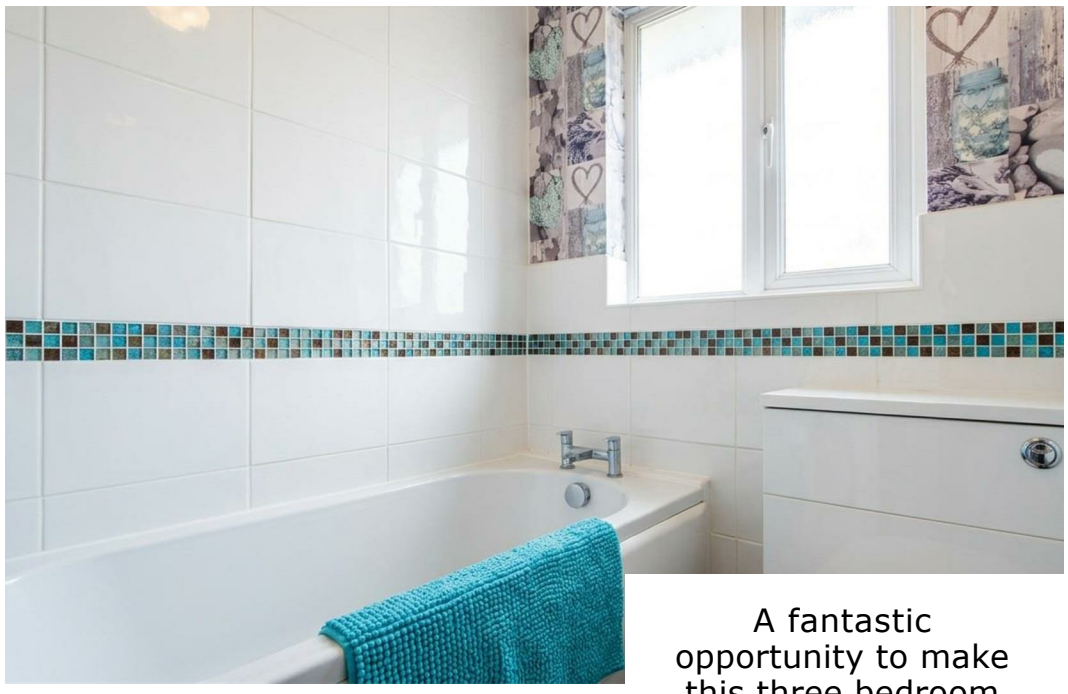
Shhh.

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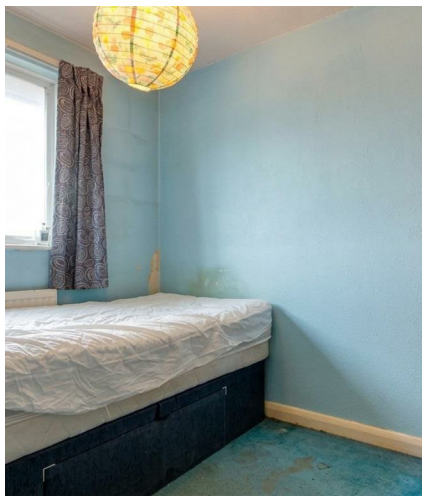
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Ground Floor
The front door opens to an entrance hall where doors open to all the ground floor accommodation and stairs rise to the first floor. There is a useful cloakroom off the hallway fitted with a two piece suite comprising low level wc and wash basin. The kitchen is positioned at the front of the property and is fitted with a comprehensive range of base and eye level units with roll top work surfaces over and several drawer units under. At the rear of the ground floor is a wonderful reception room which has ample space for several sofas and a full dining room table and chairs. French doors from here open to the Southerly facing garden.

First Floor
The landing area on the first floor has a hatch opening to the loft space and a cupboard housing the hot water cylinder. All three bedrooms boast fitted wardrobes with the two principal bedrooms at the rear and the third bedroom overlooking the front of the property.. The bathroom has been refitted with a white three piece suite including a low level wc, wash basin and panelled bath with a frosted window to the front.

Outside
To the front of the property is a good size driveway providing spacious parking for two cars. There is a lawned area directly to the front of the property with pathway leading to the front door. There is a garage with a metal up and over door in an adjacent block. Directly to the rear of the property is a flagstone patio which leads to the main part of the garden which is laid to lawn. The garden is fully enclosed by fencing with a pedestrian gate giving access to the rear.

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. The property is within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The property is ideally placed to take advantage of all that the countryside around Tring has to offer.

Education In The Area
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. 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.

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