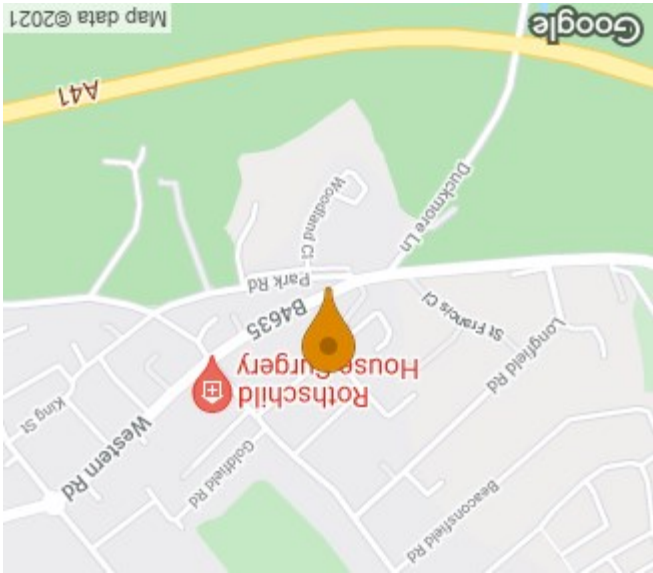




| EU Directive | 2002/91/EC | 2021/845/EC |
|---|------------|-------------|
| Very environmentally friendly - lower CO2 emissions | A | A |
| Environmentally friendly - lower CO2 emissions | B | B |
| Good | C | C |
| Below average | D | D |
| Average | E | E |
| Below average | F | F |
| Not environmentally friendly - higher CO2 emissions | G | G |

| EU Directive | 2002/91/EC | 2021/845/EC |
|--|------------|-------------|
| Very energy efficient - higher running costs | G | G |
| Energy efficient - higher running costs | F | F |
| Good | E | E |
| Below average | D | D |
| Average | C | C |
| Below average | B | B |
| Very energy efficient - lower running costs | A | A |

Energy performance graph

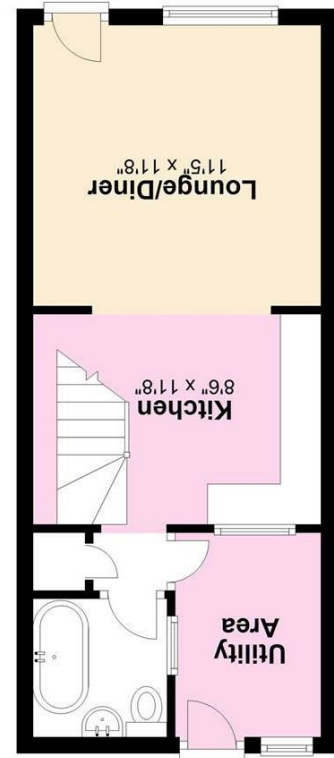


Area map

Total area: approx. 571.1 sq. feet
All measurements are approximate.
Plan produced using Planip.



First Floor
Approx. 235.4 sq. feet



Ground Floor
Approx. 335.7 sq. feet

Floor plan





Description

The property is situated 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.

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. 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.

Situation

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

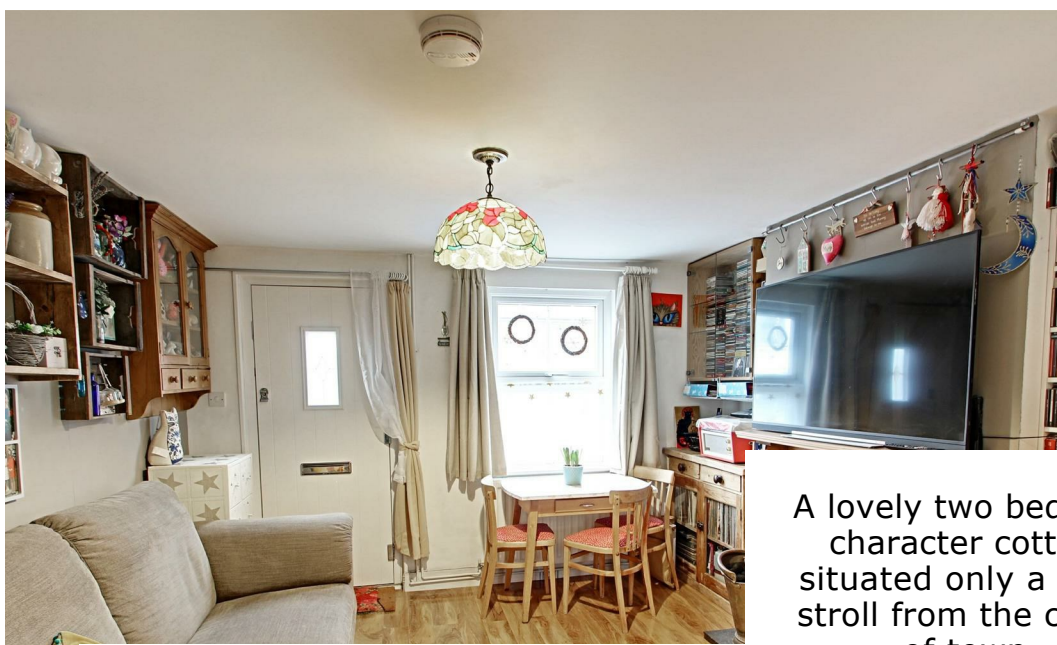
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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