



St Leonards

OFFERS IN EXCESS OF

£650,000

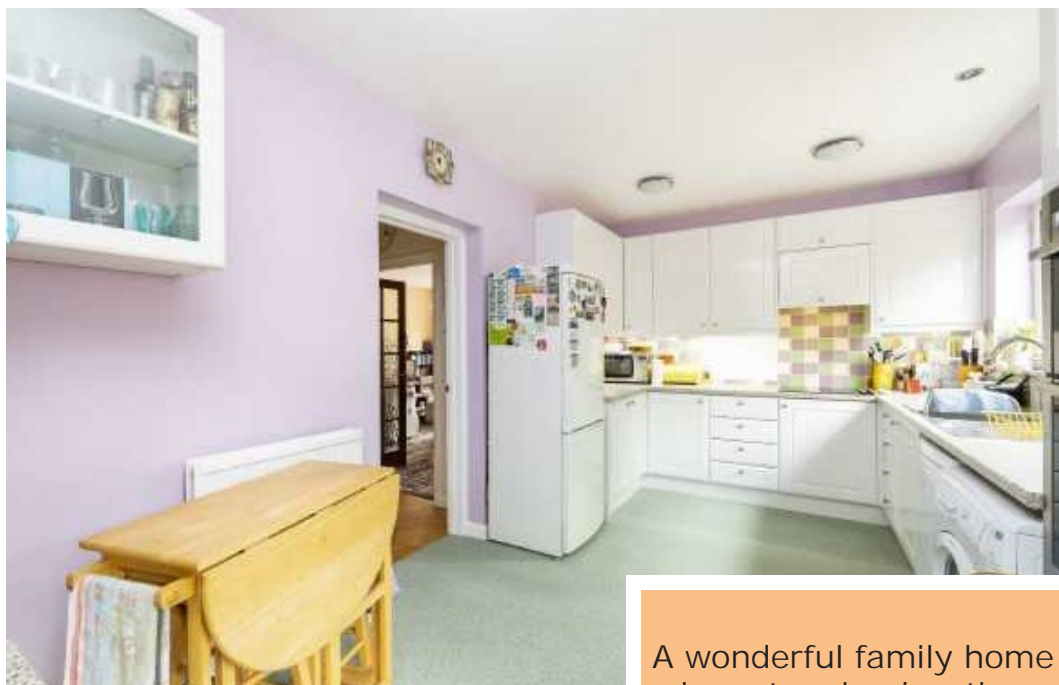
A wonderful detached bungalow in a simply idyllic location close to Tring & Wendover and offering flexible accommodation on a large plot.



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A wonderful family home
in a stunning location
close to both Wendover
& Tring



The Property - Benefitting from a set-back position with sizeable parking area to the front, the driveway continues to the side of the property and leads to a garage with up and over door and courtesy door to the garden. Double fronted in appearance a spacious entrance hall has doors opening to all accommodation. The four bedrooms are positioned at the front of the property with the principal bedroom boasting fitted wardrobes which extend the width of the room offering ample hanging and storage space. The inner hallway also has a range of fitted cupboards and has doors opening to the family bathroom and cloakroom.

- Moving towards the rear of the property a door opens to the kitchen which, in addition to door to the drive, has a door opening to the fourth bedroom, making it a versatile space that could be used as a formal dining room if required. The 'L' shaped main reception room measures magnificent proportions and dominates the whole space of the rear of the property giving the perfect environment to view the stunning rear garden and views over open fields and woodland beyond.

- Without a doubt the rear garden is a lovely feature of this property and could be the ideal space for a family to enjoy as the years go by. There is a large patio area directly to the rear of the bungalow which leads to the main garden space being mainly laid to lawn. Enclosed by a range of fencing and hedging there are several flower borders and a number of specimen trees.

The Location - St. Leonards, part of the A.O.N.B has an active community and is a very accessible part of the Chiltern Hills. Wendover Woods, a Forestry Commission

woodland, is only a few minutes away with walks, bridleways, a café and children's playground. The market towns of Tring, Wendover, Berkhamsted and Chesham are nearby. There are many excellent independent and state schools nearby, and the benefit of the Buckinghamshire Grammar School system.

Transport Links - Wendover Station 1.8 miles (London Marylebone 52 minutes), M25 (J20) 17 miles, Tring Station 5.2 miles (London Euston 36 minutes), Berkhamsted 7.3 miles, Aylesbury Station 7.3 miles, central London (Baker Street) 38 miles.

Important Information For Buyers - 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 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.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.

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JENKINS LANE

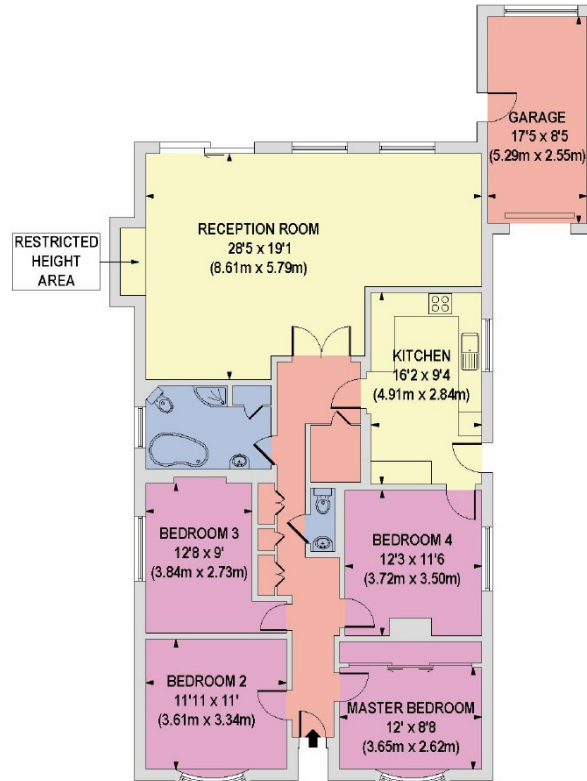
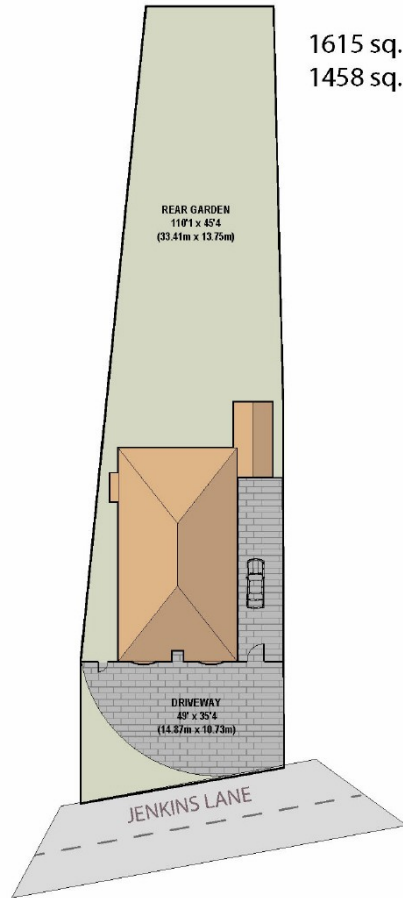
Tring



Approximate Gross Internal Floor Area

1615 sq. ft / 150.08 sq. m (Including Restricted Height Area & Garage)

1458 sq. ft / 135.47 sq. m (Excluding Restricted Height Area & Garage)



GROUND FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	92
(81-91) B	
(69-80) C	49
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	86
(81-91) B	
(69-80) C	44
(55-68) D	
(39-54) E	44
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Temptation comes in many forms...



Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?

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