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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Tring

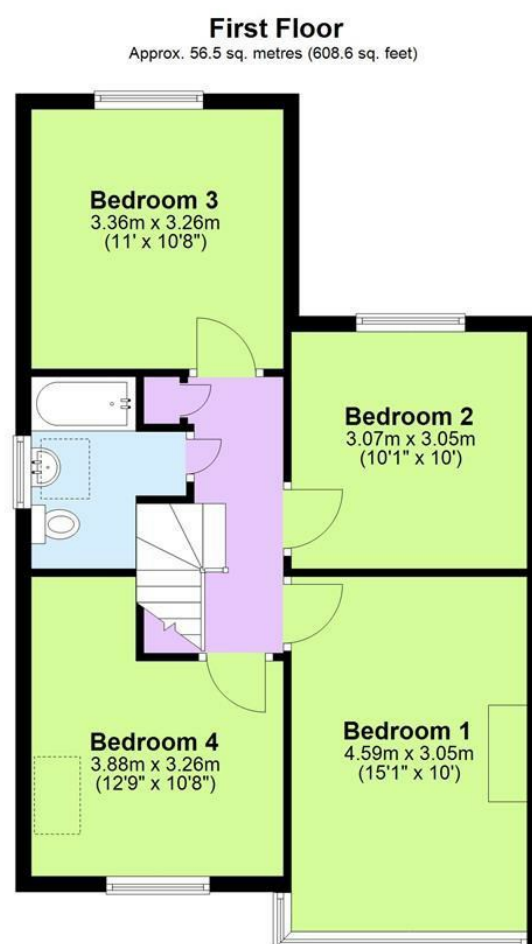
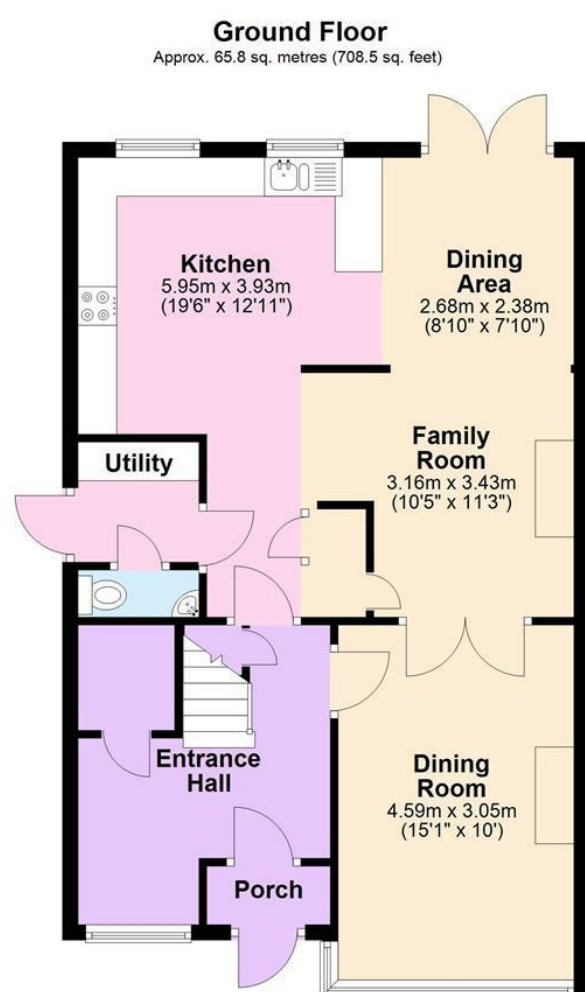
ASKING PRICE

£750,000

" SALE AGREED PRIOR TO MARKETING" An immaculately presented 1930's family home which has been extended by the current owners to offer a wonderful open plan kitchen/dining/family room at the rear with wood burning stove, separate utility room and cloakroom. The spacious entrance hall has a study area while the first floor has four double bedrooms and family bathroom.

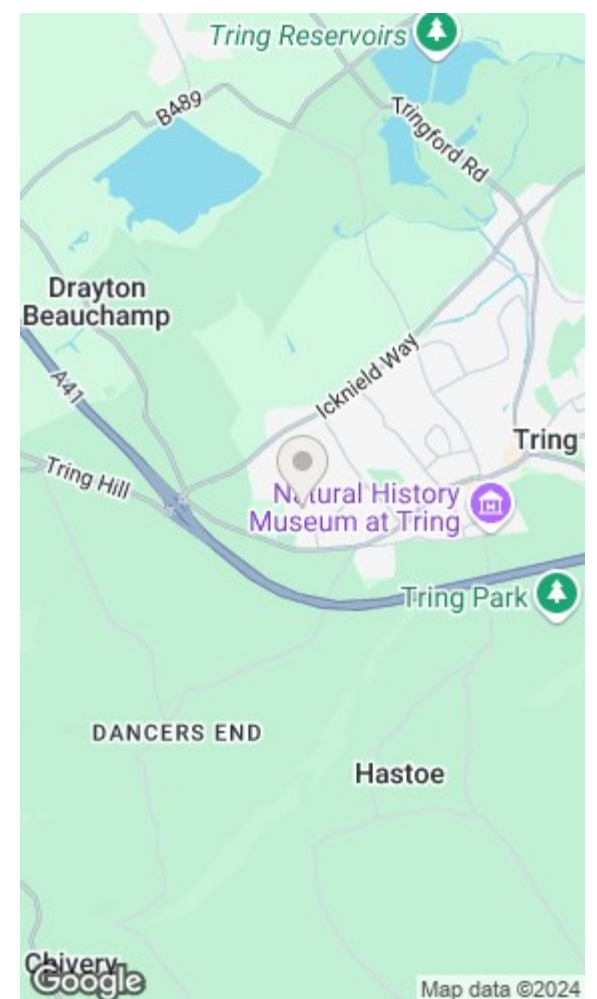


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



Total area: approx. 122.4 sq. metres (1317.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



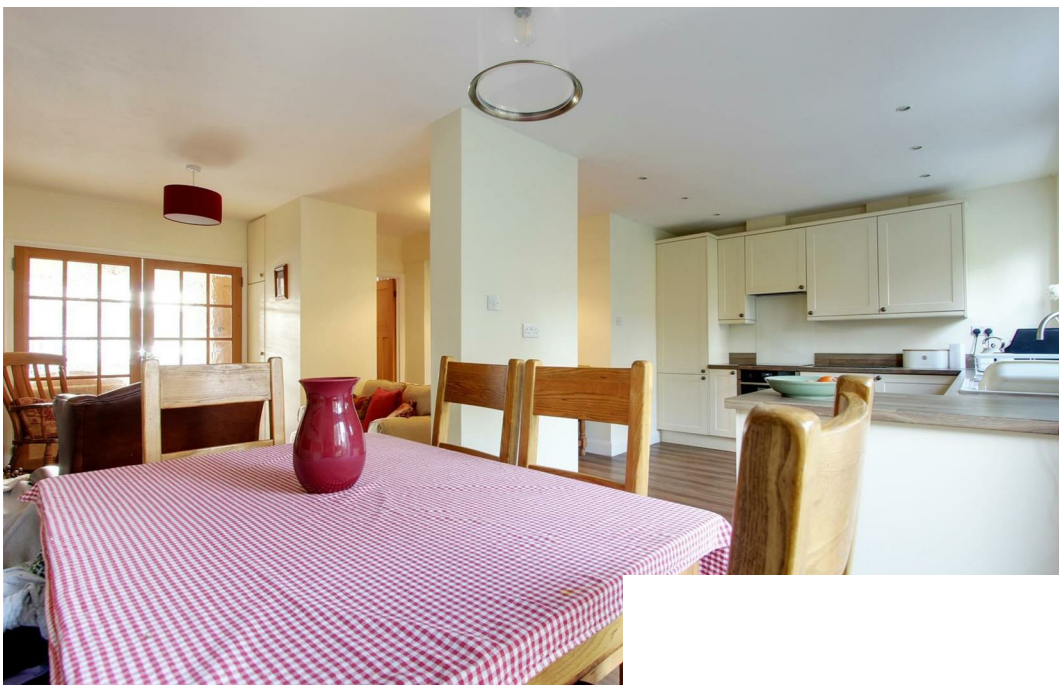
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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



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