




JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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# The Old Forge, Tring Road, Wilstone, Hertfordshire

Offers Over £500,000

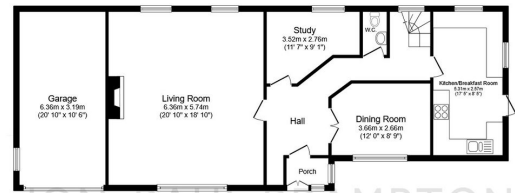
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- 18th century former Forge
- Three bedrooms
- Wood burner
- Three reception rooms
- Please watch video tour
- Detached
- Garage
- Two bathrooms
- No onward chain
- Please quote JB0294 when enquiring thru Rightmove, Zoopla or OnTheMarket





Ground Floor  
Floor area 107.4 sq.m. (1,156 sq.ft.)



First Floor  
Floor area 46.3 sq.m. (499 sq.ft.)

Total floor area: 153.7 sq.m. (1,655 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)

Jon-Paul Brampton presents....The Old Forge in Wilstone.

Energy performance certificate (EPC)			
50, Tring Road Wilstone LE12 4PD	Energy rating <b>E</b>	Valid until:	16 September 2030
		Certificate number:	8830-7721-6190-5825-0206
Property type		Detached house	
Total floor area		119 square metres	
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/landlord-energy-related-property-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/landlord-energy-related-property-efficiency-standard-landlord-guidance</a>			

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