



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

@jon-paul.brampton@exp.uk.com

🌐 jonpaulbrampton.exp.uk.com

☎ 07359 015 020

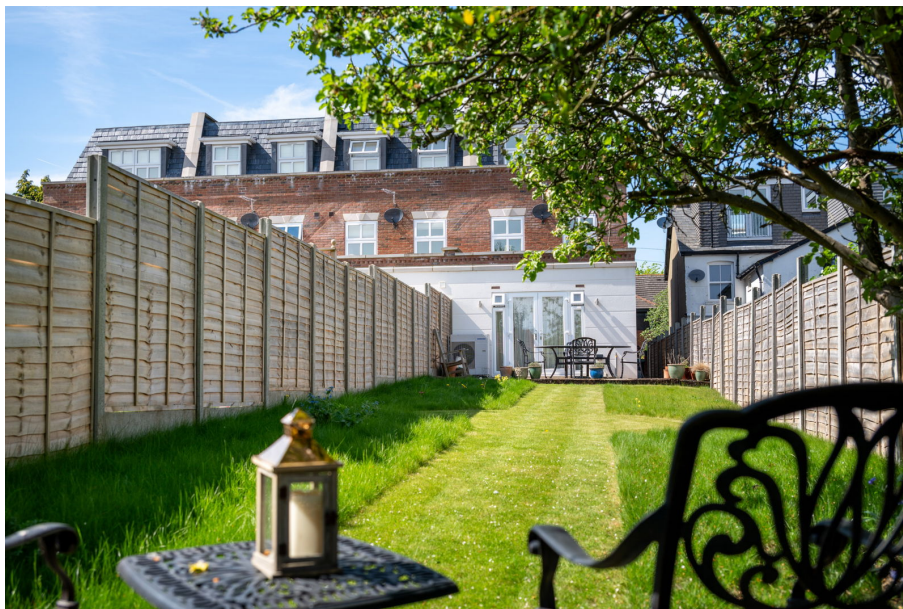
96 Longfield Road
Guide Price £825,000

3 3 2

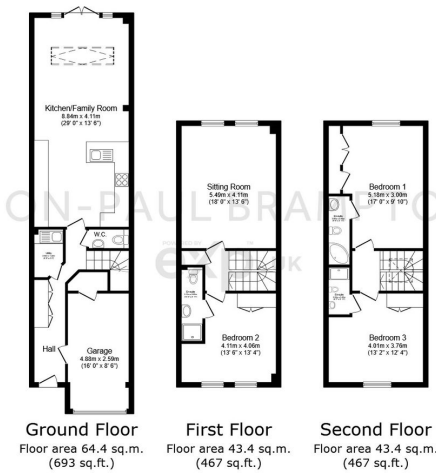


- EPC rating A!
- Kitchen-diner/family room
- Garage & Off street parking for two cars
- Air source heat pump & Solar panels
- Short stroll to High Street
- Three double bedrooms (with ensembles and built in wardrobes)
- South backing garden
- Utility room
- 8 years remaining warranty panels
- Watch the video tour?





Jon-Paul Brampton presents...efficiency, space and location in this modern townhouse in Tring.



Total floor area: 151.1 sq.m. (1,626 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

Energy performance certificate (EPC)		
56 Longfield Road TRING HP23 5QE	Energy rating A	Valid until 6 July 2022
Property type End-terrace house		Certificate number 0320-3093-5130-2000-6685
Total floor area 139 square metres		
Rules on letting this property		
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 (https://www.gov.uk/guidance/landlords:energy-efficiency-standards-landlord-equivalent)		