



Berkhamsted
berkhamsted@sterlinghomes.co.uk
01442 879 996

Kings Langley
kingslangley@sterlinghomes.co.uk
01923 270 666

Property Management
lettings@sterlinghomes.co.uk
01442 822 210

Ting
ting@sterlinghomes.co.uk
01442 828 222

www.sterlinghomes.co.uk

England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower CO2 emissions (92 plus)	A
Energy efficient - lower running costs (81-91)	B
Standard (65-80)	C
Below standard (55-64)	D
Below standard (45-54)	E
Below standard (31-40)	F
Not energy efficient - higher running costs (1-20)	G

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Energy performance graph



Area map



Floor plan





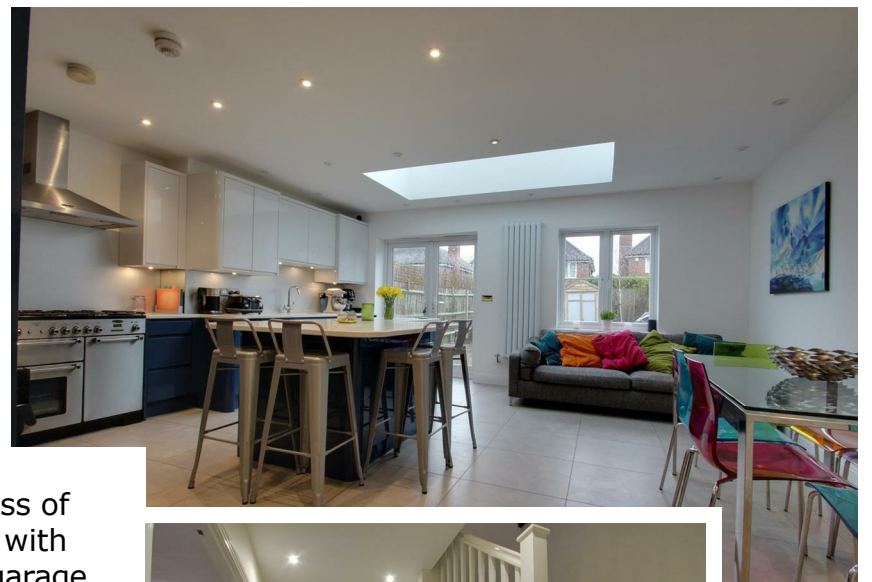
Description

An extended town house which offers flexible accommodation and a stunning open plan kitchen/dining/family room opening directly to the rear garden, five well proportioned bedrooms and three bathrooms.

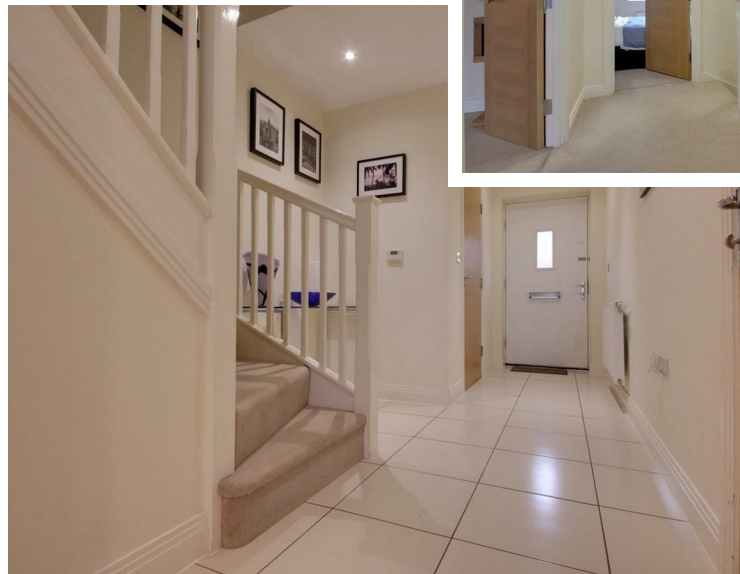
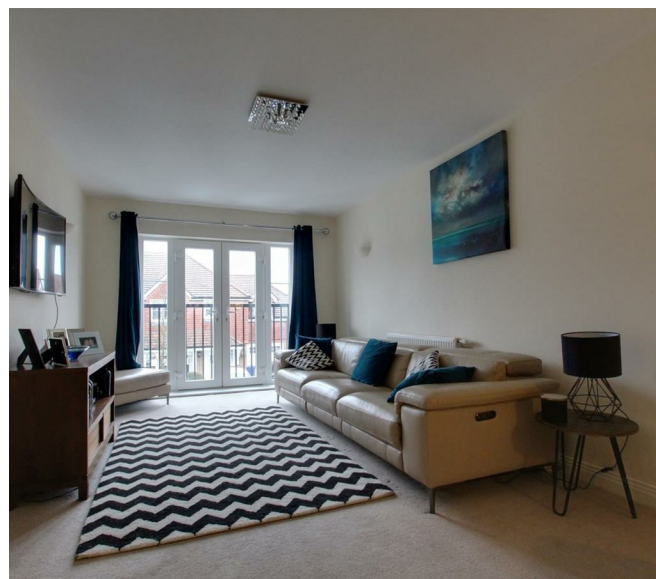


Situation

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Measuring in excess of 1800 sq ft in size with driveway, integral garage and living room with French doors opening to a Juliette balcony.



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