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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...



# Shendish

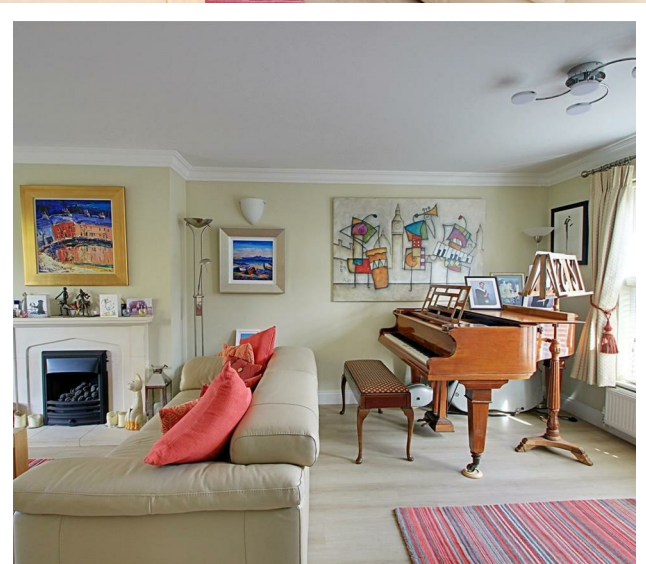
## GUIDE PRICE

£695,000

One of eight exclusive, sympathetically designed houses set within the picturesque grounds of Shendish Manor, this superb immaculately presented four bedroom semi-detached house is not to be missed. This truly tranquil, semi rural setting enables a lifestyle to have the best of all worlds from peace with country walks to being only a ten minute walk to the mainline station, giving easy access to the high life of London. Other amenities including the lively Apsley Marina, restaurants and Sainsburys are all on the doorstep as well as being just a short distance from Kings Langley, the M1 and M25.

The house has been lovingly maintained throughout with a spacious contemporary kitchen/diner, modern bathrooms and fitted wardrobes in the bedrooms. It really is in a 'ready to move in' condition. The whole house is flooded with natural light bringing the outside inside. French doors leading from the kitchen and living room open to a secluded sun drenched garden, perfect for relaxing well into long summer evenings.

As well as the huge double garage there is a workshop with electricity and heating which is currently used for storage but has the potential to make into a home office, gym or yoga studio. If you're dreaming of a home that combines comfort, modern living with a touch of countryside, look no further. This house is a rare find that promises a lifestyle of relaxation and contentment with the bonus of being close to transport and amenities.



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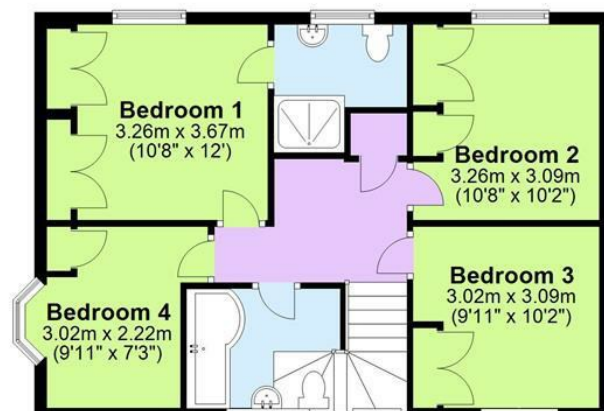
### Ground Floor

Approx. 95.8 sq. metres (1031.0 sq. feet)

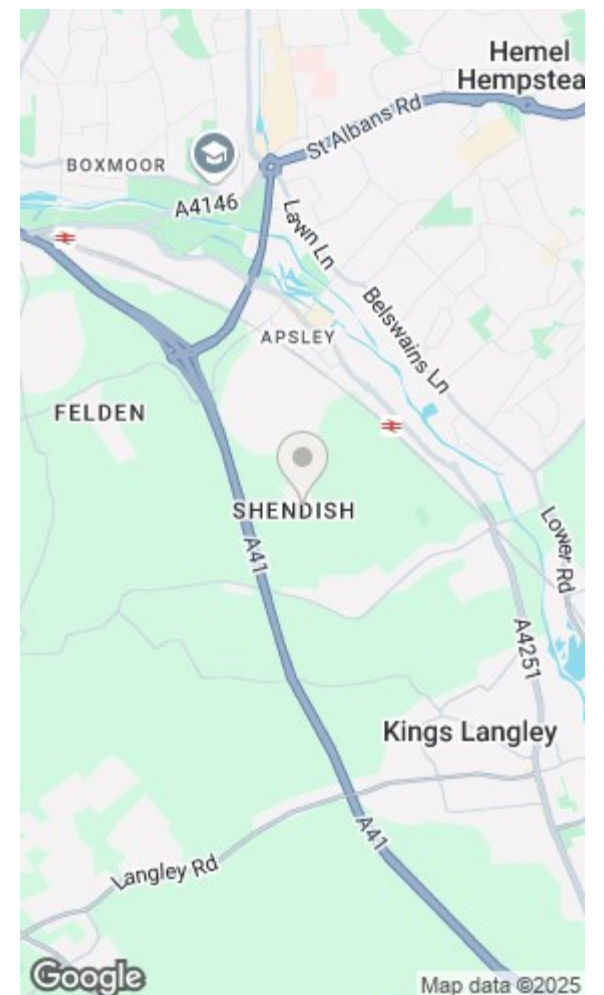


### First Floor

Approx. 58.5 sq. metres (630.2 sq. feet)



Total area: approx. 154.3 sq. metres (1661.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-60) D</p> <p>(1-39) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	



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A beautifully presented family home in this tucked away location yet close to amenities and transport links.



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#### The Accommodation

Entering through the front door you find yourself in a spacious entrance hall with doors opening to all ground floor accommodation and stairs rising to the first floor. The kitchen/diner is a dual aspect room which is flooded with natural light. The kitchen area is fitted with a range of high-quality base and eye level units with integrated appliances and Italian quartz worktops. The dining area provides a cosy space for family meals. Doors open to the rear garden. The living room is another generous space and, being dual-aspect, is again flooded with light. A feature fireplace provides a focal point and creates a cosy atmosphere during those dark winter nights. The rear garden is accessed via French Doors. A cloakroom fitted with a white WC and wash-hand basin complete the ground floor accommodation.

Climbing the stairs to the first floor leads you to a large landing space with doors leading to all accommodation. Three of the bedrooms are well sized doubles, all of them benefitting from built-in wardrobes. The fourth bedroom is a good sized single which is currently used as a home office. The master bedroom enjoys a fitted en-suite comprising WC, wash hand basin and shower cubicle. The family bathroom comprises a WC, wash hand basin and 'whirlpool' bath with shower over. Both bathrooms have been recently refurbished.

#### The Outside

The rear garden is highly secluded and is a real sun-trap. A large patio area spans the rear of the property with the remainder of the garden being laid mostly to lawn surrounded by borders planted with a range of mature shrubs and bushes. To the front of the property are two allocated parking spaces, a double garage with remote-control up-and-over doors and a useful storage/workshop building with electricity and heating.

#### The Location

The property is situated between Kings Langley and Hemel Hempstead, surrounded by protected Greenbelt countryside. The village centre is a short distance away with its selection of shops, restaurants, public houses and transport links including Apsley station a mere 15 minutes walk from the property. A wider array of shopping, entertainment and recreational facilities are located nearby in Hemel Hempstead and Watford, with the Harlequin Centre boasting a wide range of the leading retailers. The nearby mainline railway station at Apsley offers fast commuter services to Central London as well as further North to Birmingham, and nearby M25 provides fast access to Heathrow and Luton Airports and the National Motorway Network. The local countryside offers a plethora of leisure activities with the highly regarded Shendish Manor golf course on your doorstep.

#### Agents 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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