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PRICE GUIDE £1,250,000

Flaunden

PRICE GUIDE

£1,250,000

Measuring in excess of 2,500 sq ft in size and having been the subject of a considerable and high quality refurbishment throughout. A detached property sitting in a plot of 0.35 of an acre with flexible accommodation.



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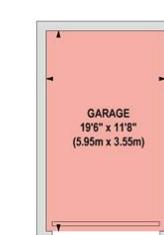
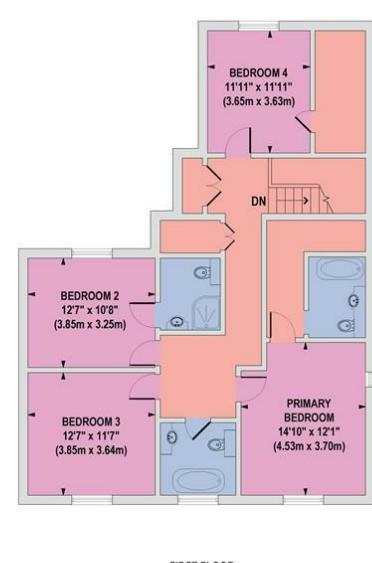
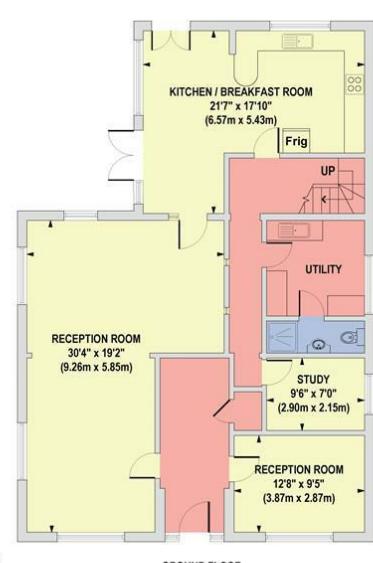
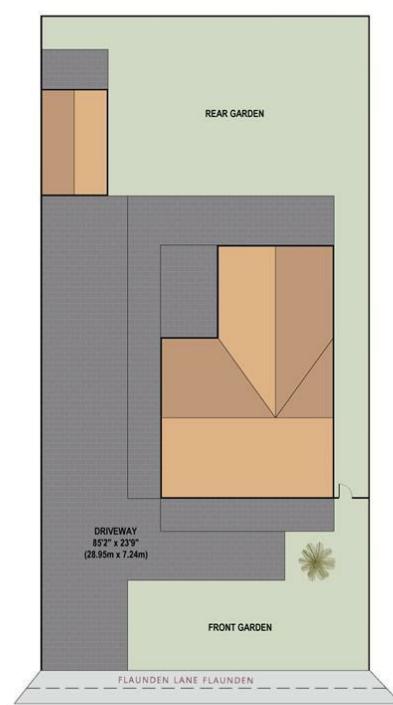
FLAUNDEN LANE

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Approximate Gross Internal Floor Area

2528 sq. ft / 234.93 sq. m (Including Garage)
2756 sq. ft / 256.05 sq. m (Excluding Garage)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85
(81-91) B	75
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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





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Location

The village of Bovingdon offering everyday shopping facilities and amenities is about a mile away while larger towns such as Hemel Hempstead about 3.5 miles and Chesham about 5 miles provide more comprehensive facilities. Stations for London commuters are available at Boxmoor (mainline) about 2.5 miles and Little Chalfont (Metropolitan/Chiltern Line) about 5 miles.

Agents Information For Buyers

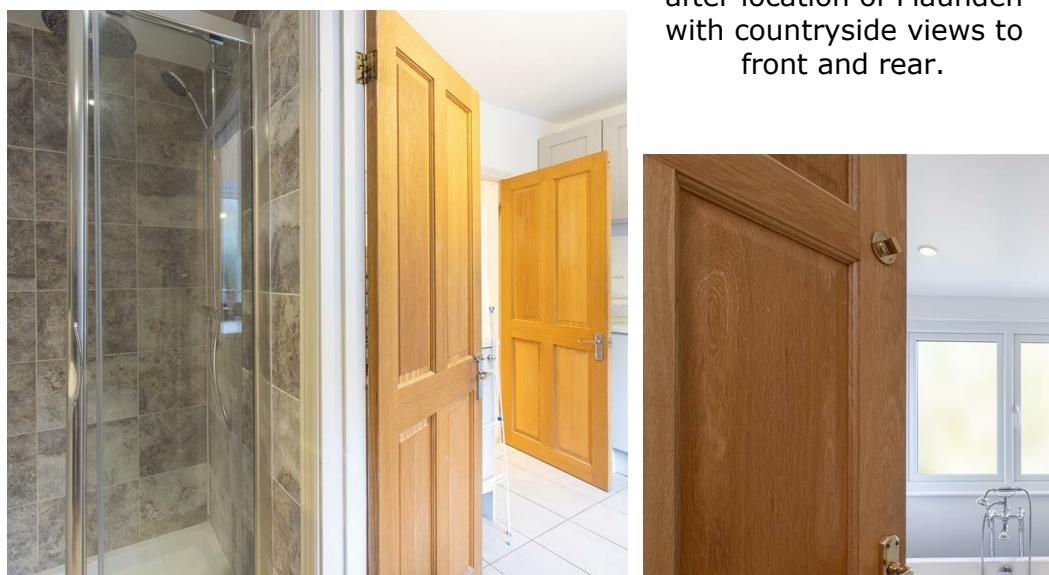
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

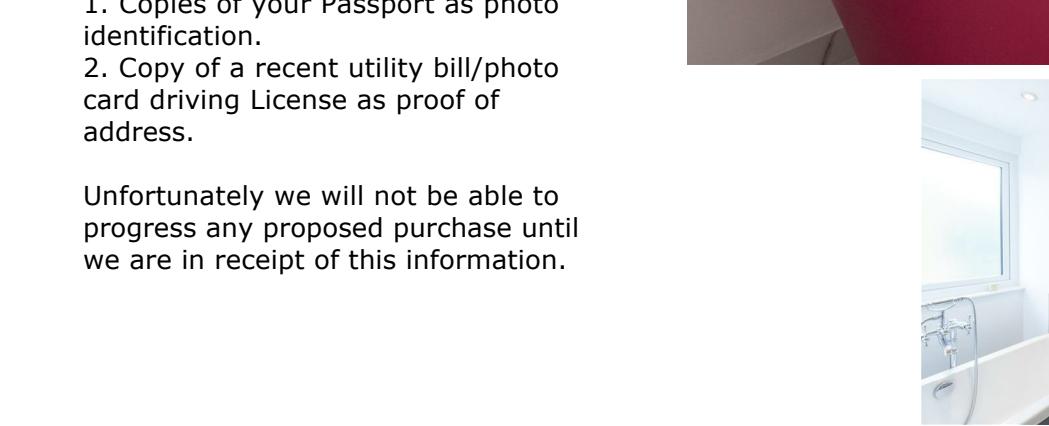
Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving license as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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Accommodation

The property has been considerably extended to create a large living room benefitting from a bi-ethanol stove and leading through to the breakfast room and large well equipped kitchen, featuring granite work tops. There is a large separate utility room leading to a downstairs cloakroom with shower. The beautiful wood flooring through out the ground floor creates a warm finish to the living space, which also includes a further family room and study. On the first floor there are four double bedrooms, with an en-suite and dressing room in the master bedroom and a further en-suite in bedroom two, along with a separate family bathroom finished in a contemporary style.

Outside

The Garden is without a doubt, one of the main features of this property measuring just over 1/3 of an acre. The front of the property has an extensive driveway providing ample parking and leads to a detached garage which has scope for conversion subject to planning. The rear garden is wonderfully mature and fully enclosed by a range of hedging and fencing. Predominantly laid to lawn there are a number of fruit and specimen trees.

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