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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...



# Kings Langley

OFFERS IN EXCESS OF

£575,000

\*\*LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES\*\* Offered for sale with no upper chain is this wonderful three double bedroom semi detached cottage boasting a wood cabin with cast iron stove to the garden alongside the rare advantage of driveway parking to the front. Early enquiries essential.

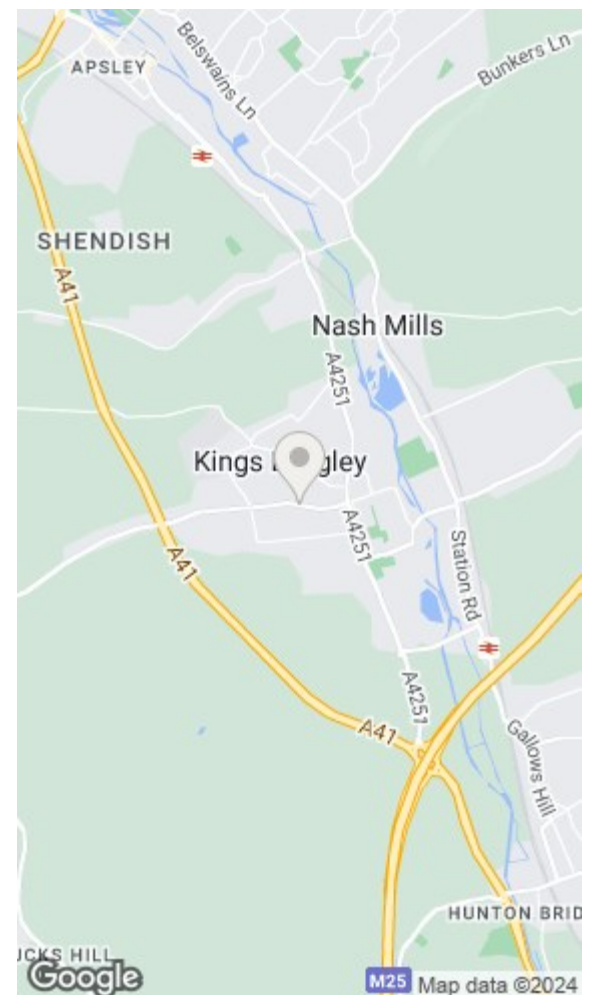


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



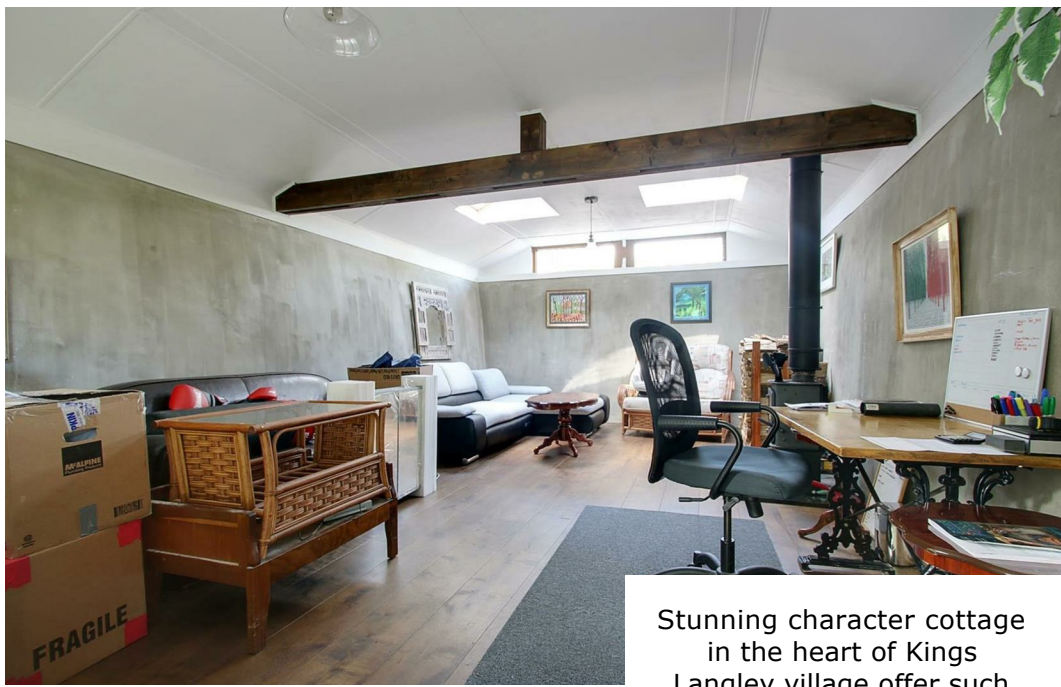
Total area: approx. 148.2 sq. metres (1594.8 sq. feet)

All measurements are approximate. Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 <b>A</b>	
81-81 <b>B</b>		81-81 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	87	EU Directive 2002/91/EC	71





Stunning character cottage in the heart of Kings Langley village offer such additions as a basement and stunning outbuilding.



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#### Ground Floor

An entrance porch has a door opening to the main reception room which is split into a dining space which leads directly to the kitchen and a living room area which has a bay window to the front and a cast iron wood burning stove. Wide plank engineered oak flooring flows through this space. The kitchen is large enough for a breakfast table and chairs and is fitted with a range of shaker style base and eye level units to include several drawers. This space benefits from dual aspect lighting with a window to the side and glass paned French doors opening to the rear garden. There is also the addition of a basement room which could be converted to a multitude of purposes!

#### First Floor

Rising to the first floor landing there are doors opening to bedrooms one and two and to the large family bathroom which has been fitted with a lovely 4 piece suite to include a roll top bath and separate walk in shower cubicle. A second set of stairs rises from the landing to the second floor.

#### Second Floor

Bedroom three is positioned at the second floor level with a large Velux window to the front and providing ample storage into the eaves spaces.

#### Outside

To the front of the property is a gravelled driveway with flagstone pathway leading to the front door. Double doors to the side give access to the rear garden which is a lovely feature of the property. There is a raised timber deck to the rear of the house with flagstone pathway to one side of the garden leading to the rear boundary where the most fantastic outbuilding/annex is positioned. The outbuilding has exposed timber beams to the vaulted ceiling, bi-folding doors opening to the garden, power, light, insulation and also boasts a wood burning cast iron stove.

#### The Location

Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley and Apsley train stations are only a short drive away. From Apsley station you can be in central London in approximately 35 minutes.

The population of Kings Langley is circa 5,000. There is a vibrant village High Street and close access to beautiful countryside walks. Housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovingdon.

#### Agents Information For Buyers

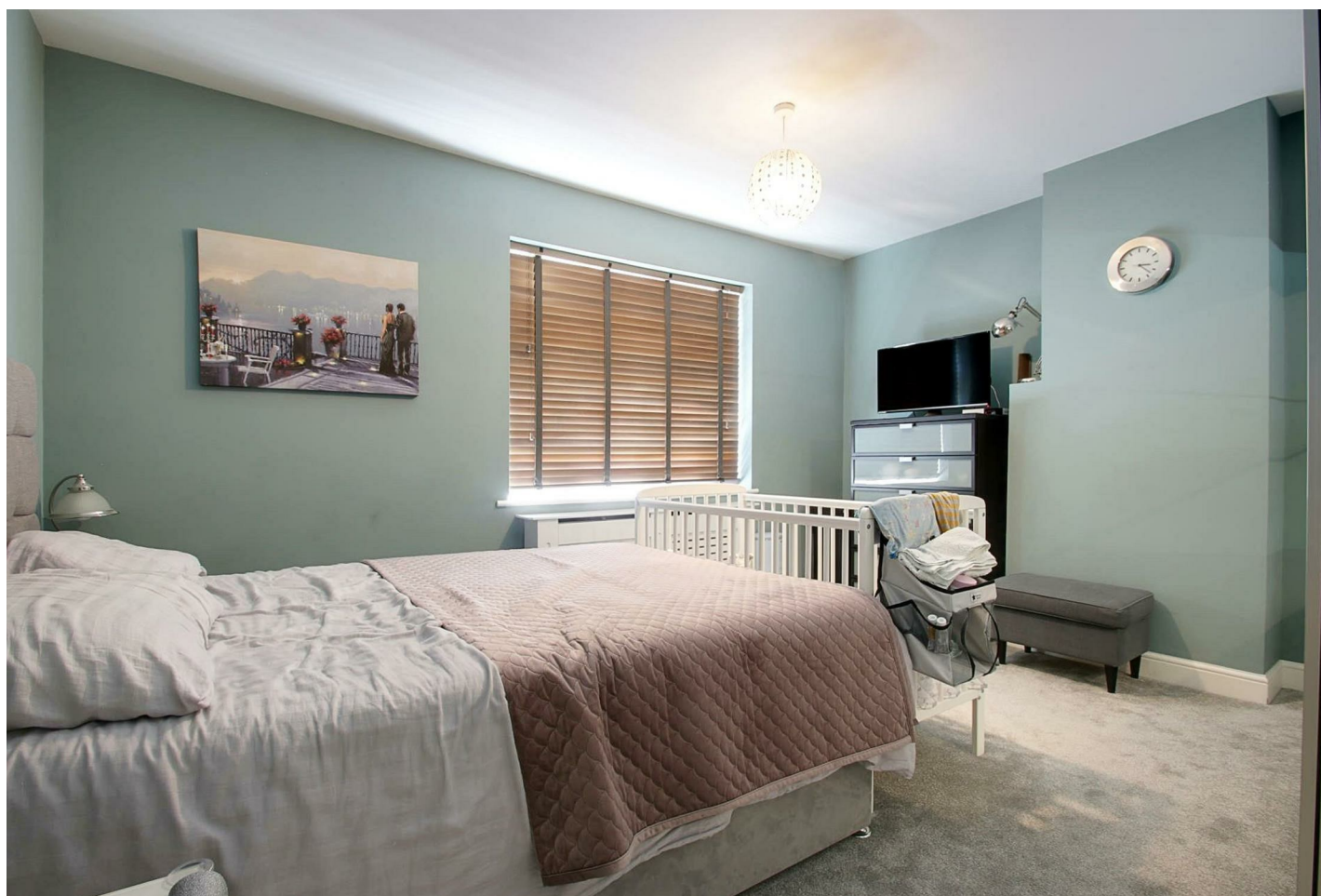
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

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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