



www.sterlinghomes.co.uk

Ting, Wendover,
Aylesbury & Villages:
01442 828 222
Berkhamsted Select
& Country Homes:
01442 879 996
Property
Management
01442 822 210
Kings Langley, Abbots
Langley & Watford:
01923 270 666

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...



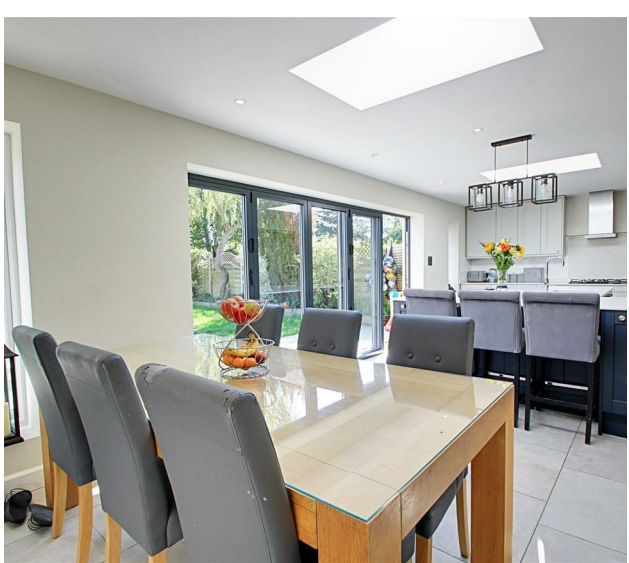
Abbots Langley
OFFERS IN EXCESS OF £700,000

Abbots Langley

OFFERS IN EXCESS OF

£700,000

Approaching 2,000 sq ft! An extended and beautifully presented four bedroom family home situated on a quiet cul-de-sac. Offering spacious and flexible accommodation this semi-detached family home is in 'turnkey' condition and benefits from a stunning open-plan kitchen/diner, living room, study, utility room, shower room, four bedrooms with the main bedroom benefiting from an en-suite and a family bathroom. The large garden also contains a spacious garden room offering potential for a multitude of uses. An internal inspection is highly recommended.



www.sterlinghomes.co.uk

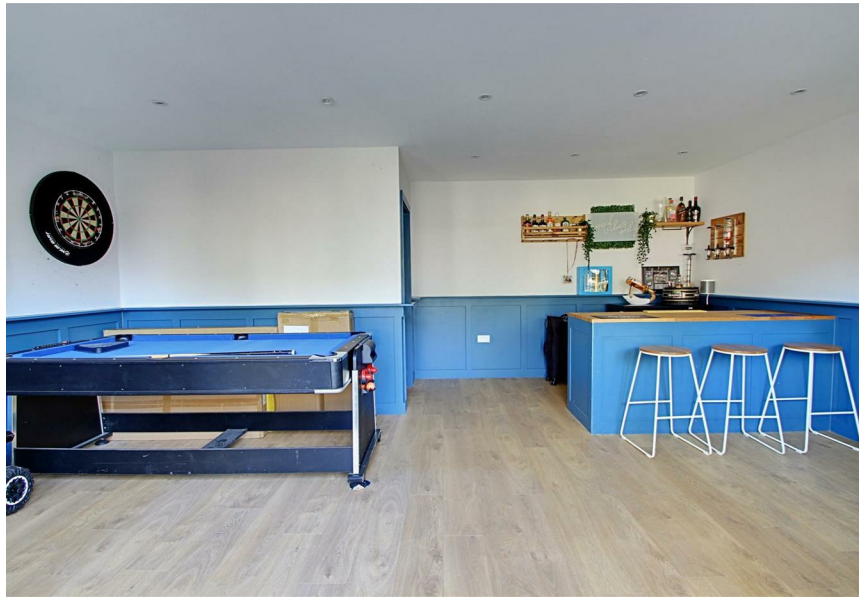


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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





Approaching 2000sq ft of accommodation is this wonderful four bedroom semi-detached home.



www.sterlinghomes.co.uk

Ground Floor

On opening the statement double front doors you step into a useful entrance porch which, in turn, opens to the entrance hall. From here stairs rise to the first floor and doors open to the study, living room and kitchen/diner. The dedicated study opens to a beautifully appointed shower-room giving the option of using this as an additional downstairs bedroom. The Living room is a large room with feature fireplace and has double doors opening to the dining area. The kitchen/diner is the undoubted star of this home - a large, light-filled space with bi-fold doors opening to the rear garden. The kitchen is fitted with a range of base and eye level units with integrated appliances. The focal point of this wonderful room is the 'T' shaped kitchen island incorporating a breakfast bar. The dining area offers a great place for family dining or more formal dinner parties. A useful utility room is accessed from the kitchen diner and is fitted with ample storage as well as space for appliances and a sink.

First Floor

From the landing doors open to all first floor accommodation. Bedrooms two and three are both well sized doubles with bedroom two benefiting from ample built-in storage. The fourth bedroom is a generous single and also benefits from built-in wardrobes. The family bathroom is fitted with a white three-piece suite comprising bath with shower over, low-level WC and wash-hand basin.

Second Floor

The main bedroom is a large, light filled space benefiting from Velux windows and built-in storage. The en-suite shower room is fitted with a white three piece suite comprising low level WC, wash hand basin and a shower cubicle.

Outside

To the front of the property is a block-paved driveway providing parking for three vehicles. The rear garden is a large space with a patio directly to the rear of the property. The main garden is laid to lawn and bordered by mature shrubs and bushes. To the rear of the garden is another large patio with raised beds. From here the Garden Room is accessed. This is an incredibly flexible space currently used as a bar/"man-cave" but could be used for a multitude of other purposes such as home office, home gym, studio etc. It has the benefit of a fully fitted shower room comprising shower cubicle, WC and wash-hand basin.

The Location

Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159). Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios. Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead. Kings Langley mainline station is only a short drive from the property while Watford Junction is also close by, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

Agent's 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 should an offer be successful. 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 and proof of funds.



www.sterlinghomes.co.uk