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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...



# Bedmond

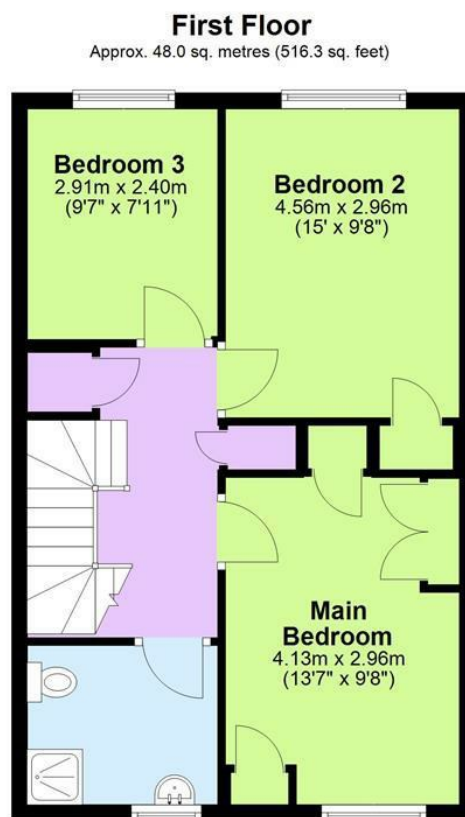
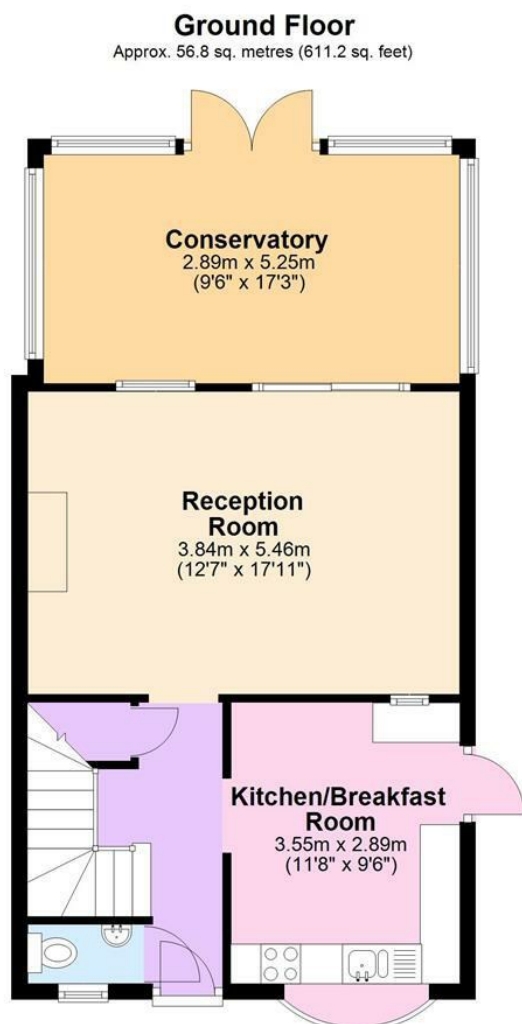
OFFERS IN EXCESS OF

£425,000

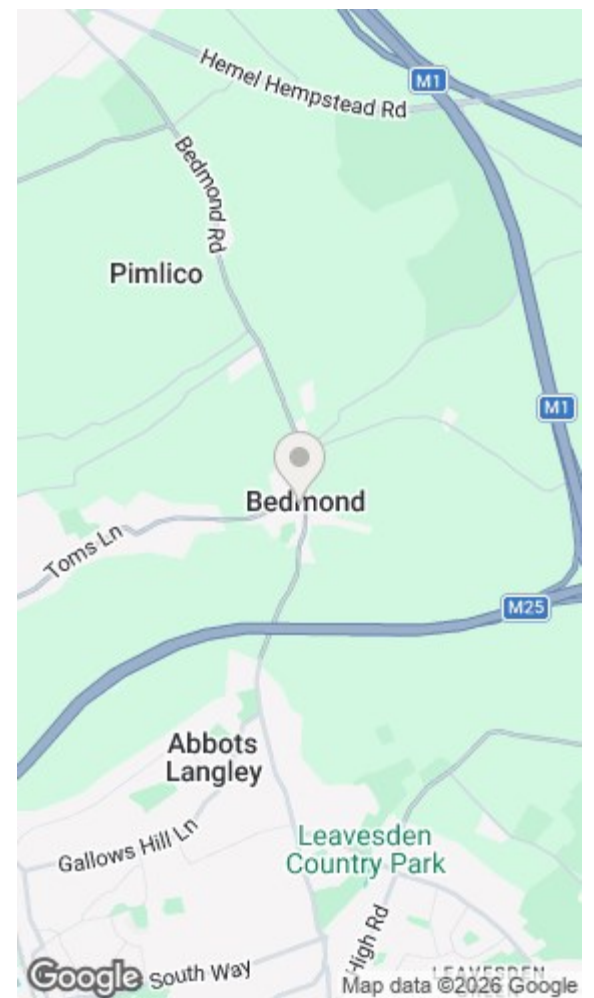
A spacious three bedroom end-of-terrace home offered to the market with NO UPPER CHAIN and in excellent decorative condition throughout. With accommodation measuring in excess of 1,100 sq ft and briefly comprising kitchen/breakfast room, living room, conservatory, WC, three bedrooms and a family bathroom. The charming courtyard garden offers a delightfully peaceful and private sanctuary. An internal inspection is highly recommended.



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Total area: approx. 104.8 sq. metres (1127.5 sq. feet)



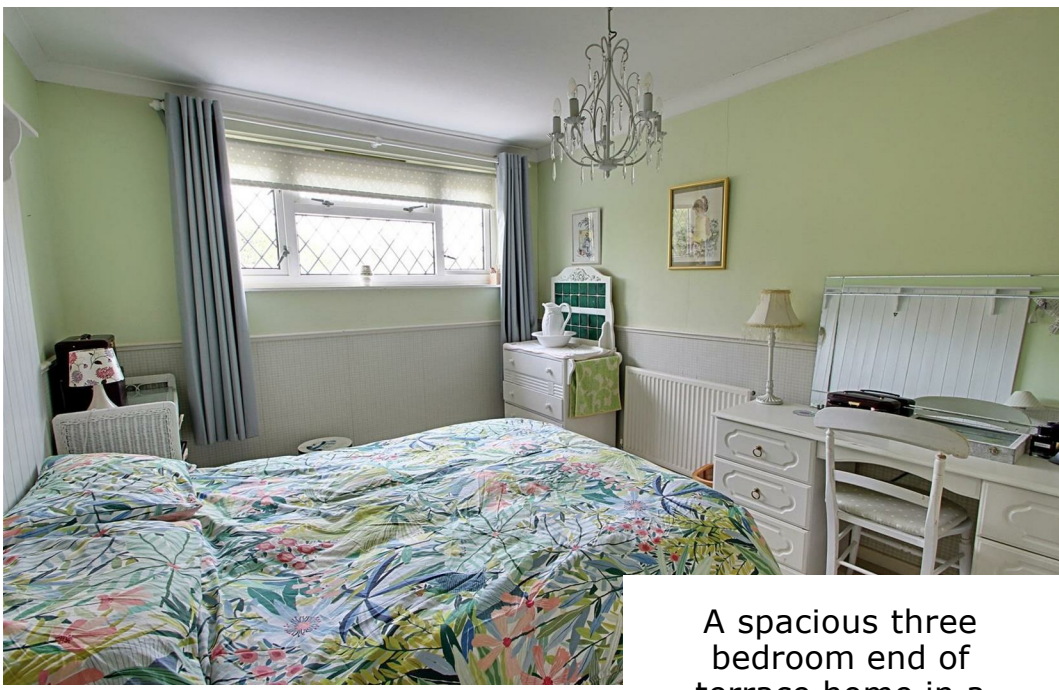
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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 <sub>2</sub> emissions	
50	72		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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A spacious three bedroom end of terrace home in a popular location.



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#### Ground Floor

Accessed via a path through mature gardens the front door opens to the hallway with doors opening to the kitchen/breakfast room, living room, WC and with stairs rising to the first floor. The kitchen/breakfast room is fitted with a range of base and eye level units with space for appliances. A door opens to the covered side access. The living room is a large room with a feature fireplace and opens to the large conservatory which, in turn, provides access to the garden. The downstairs WC fitted with a low-level WC and wash-hand-basin complete the ground floor accommodation. Additionally there is a lift fitted in the entrance hall which provides disabled access to the first floor. The current owners can remove this if required.

#### First Floor

Both the main bedroom and second bedroom are well sized doubles with the benefit of built-in wardrobes. The third bedroom is a generous single, perfect for a nursery or home office. The bathroom has been recently refitted with walk-in shower cubicle, low level WC and wash hand basin.

#### Outside

The rear garden is a beautifully planned and meticulously maintained oasis of calm. Laid mostly to paving the garden is surrounded by mature planting with a feature pond and two sheds. To the side of the property is a useful covered area providing additional storage and access to the front of the property. Parking is available in the communal parking area.

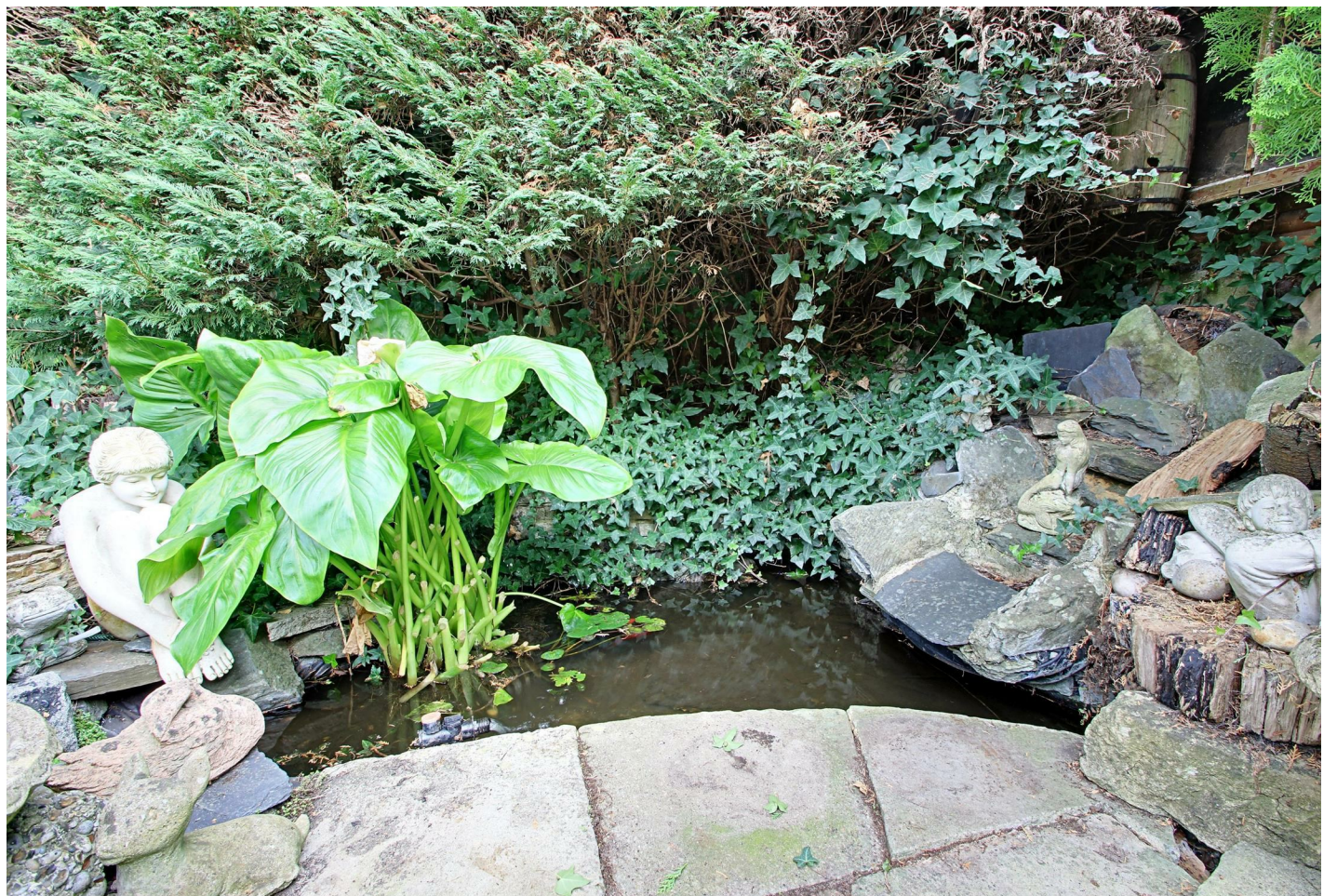
#### The Location

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 note that on occasion we may use AI to enhance our photography. 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 accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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