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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

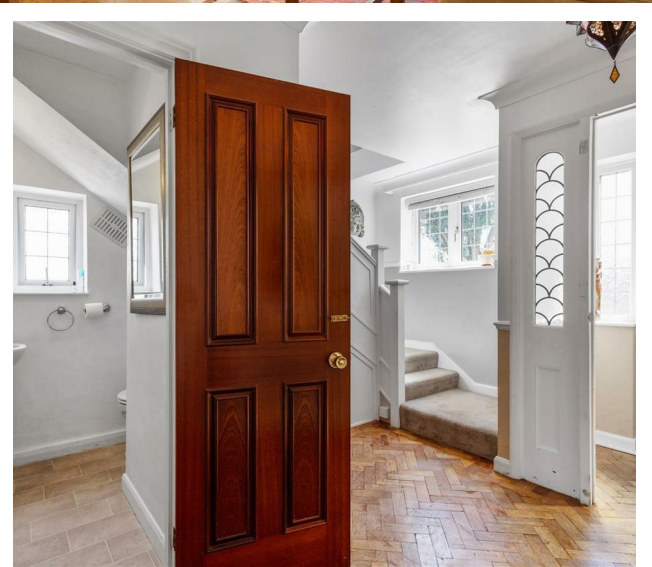
OFFERS IN EXCESS OF £1,000,000

# Kings Langley

OFFERS IN EXCESS OF

£1,000,000

**\*\*LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES\*\*** Positioned on the most sought after road in Kings Langley only moments walk from Kings Langley school, the High Street and offered for sale with exceptional potential to enlarge STNP but already boasting a detached outbuilding and garden cabin.

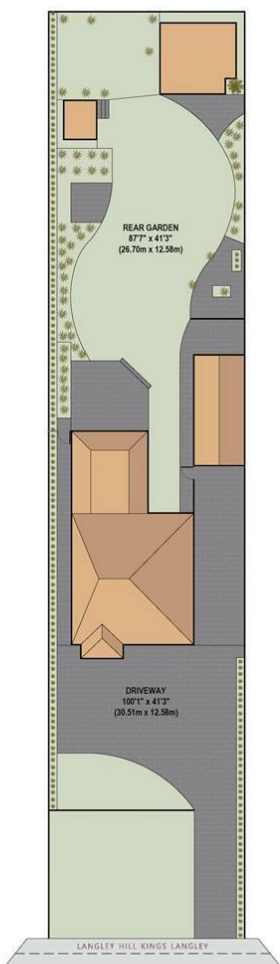


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## LANGLEY HILL

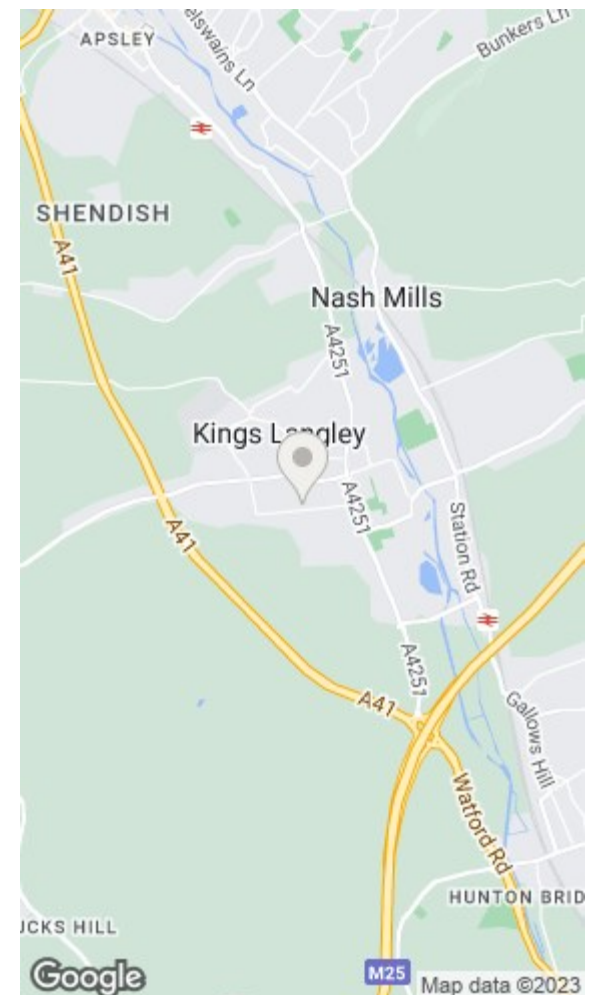
KINGS LANGLEY

Approximate Gross Internal Floor Area  
 1955 sq. ft / 181.67 sq. m (Including Outbuilding)  
 1567 sq. ft / 145.63 sq. m (Excluding Outbuilding)



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.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	49		

Energy Efficiency Rating: 73 (Current), 49 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: (Current and Potential ratings are not explicitly shown in the image)





**PLOT, POSITION & A WEALTH OF POTENTIAL IN ONE OF THE AREAS MOST SOUGHT AFTER ROADS**



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#### The Main House - Ground Floor

A light and airy reception hall welcomes you into the property. With a sweeping staircase rising to the first floor there are doors opening to the cloakroom, the traditional front room which has a bay window to the front and open grate fireplace. At the rear of the property a door opens to the fitted kitchen and a second door opens to the magnificent principal reception room which is dual aspect with 4 feature arched windows to the side and French doors opening to the rear garden. The main reception room also boasts an open grate fireplace.

#### The Main House - First Floor

A spacious landing area offers space to add another staircase to the attic space should conversion to further accommodation be required. Doors from here open to all three double bedrooms, two of which overlook the front the third overlooking the rear garden. The spacious refitted family bathroom has a separate panelled bath and double width walk in shower cubicle.

#### The Outbuildings & Garden Cabin

Formerly a detached garage located at the side of the property the garage now has a wonderful vaulted ceiling with exposed timber beams with a window to the side and door opening to the rear garden. A shower room has a frosted window to the front while the property has also been fitted with extra width engineered oak flooring throughout. The garden cabin is positioned at one rear corner of the garden on a raised timber deck with sliding patio doors and window looking towards the rear of the main house. The garden cabin is fully insulated with power and light and also has extra width engineered Oak flooring.

#### The Outside

The property boasts an extremely set back position with an extensive block paved driveway which leads to the annex and front door. An area at the front boundary is laid to lawn. The rear garden has a flagstone patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn. Fully enclosed with fencing and mature hedging the Westerly facing garden also has a variety of specimen trees to the rear boundary affording exceptional volumes of privacy.

#### 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 train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 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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