



www.sterlinghomes.co.uk

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

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

GUIDE PRICE £650,000

Kings Langley

GUIDE PRICE

£650,000

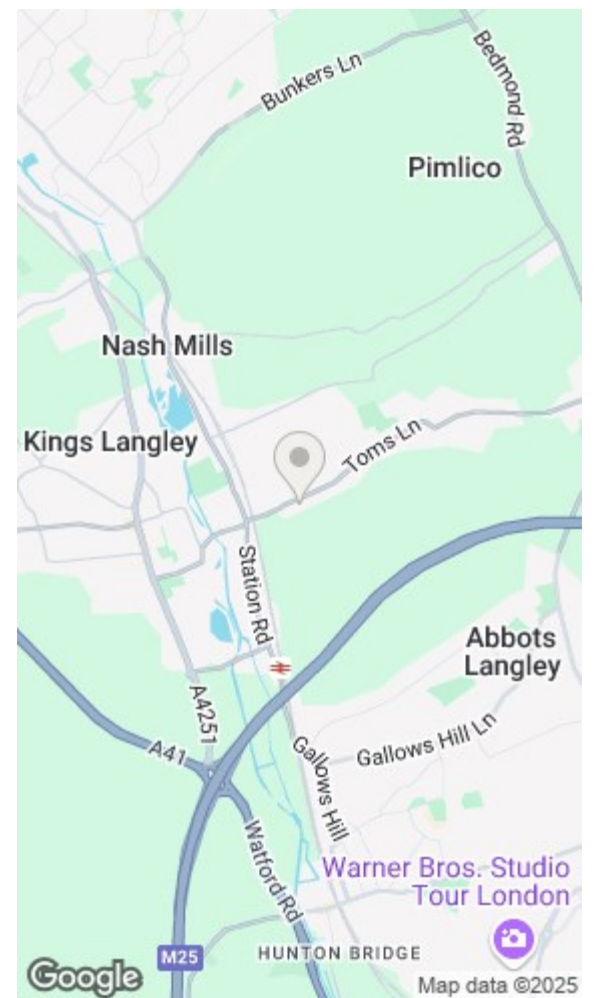
Sterling are delighted to have been instructed to sell this three bedroom family home. Set back from one of the village's most popular roads and with expansive views over local countryside to the rear, the property is offered for sale in need of some modernisation throughout and offers superb potential to extend (STPP).



www.sterlinghomes.co.uk



Total area: approx. 113.3 sq. metres (1219.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	81		

England & Wales EU Directive 2002/91/EC



www.sterlinghomes.co.uk



www.sterlinghomes.co.uk



A three bedroom family home offering excellent potential to extend (STPP) located on this popular road.



Ground Floor

On entering the property you arrive in a useful entrance porch - the perfect place to take off muddy boots and wet coats before continuing through to the entrance hall. From here stairs rise to the first floor with a useful storage cupboard under. Doors provide access to the living/dining room and kitchen. The kitchen is fitted with a range of base and eye level units with space for a freestanding cooker and a door opening to the conservatory. The living/dining room is a dual-aspect room providing spacious and flexible accommodation. Sliding patio doors open to the conservatory. The conservatory itself is a well proportioned space with doors opening to the rear garden.

First Floor

Having climbed the stairs you find yourself on a spacious landing with doors opening to all first floor accommodation and with a window to the side elevation. The master and second bedrooms are both good sized double bedrooms with the third being a well proportioned single - ideal for a nursery or home office. The family bathroom is fitted with a white three-piece suite comprising WC, wash-hand basin and a shower cubicle.

Outside

A generous frontage is laid mostly to lawn with mature shrubs and bushes which could be paved to provide further parking if required. The driveway provides access to the single garage and offers parking. The garage is accessed via an 'up-and-over' door with windows to the rear and side access. There is a courtesy door providing direct access to the rear garden. The mature rear garden is 100ft in length and is planted with a range of mature trees, shrubs and bushes as well as a storage shed and greenhouse. A patio area at the bottom of the garden takes advantage of the views over countryside.

www.sterlinghomes.co.uk

The Location

Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive. The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

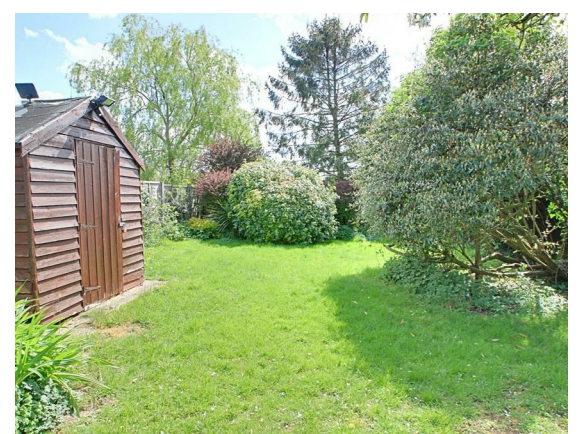
Transport Links

The property is within close proximity to a range of transport links to include the M25/M1/A41, and Kings Langley train station providing a fast and regular service to London Euston and only a 15 minute drive to underground stations on the Metropolitan line.

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. 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.



www.sterlinghomes.co.uk