

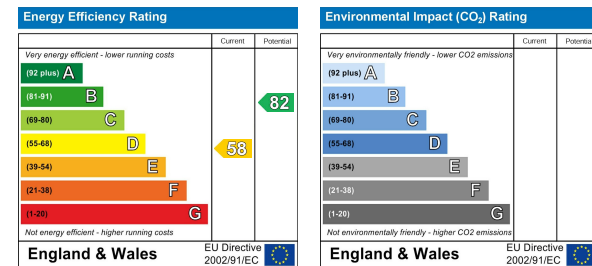
Floor plan



Viewing

Please contact our Sterling Kings Langley Office on 01923 27 06 66 if you wish to arrange a viewing appointment for this property or require further information.

Energy performance graph



Kings Langley



£2,500 Per Calendar Month



<p>Tring tring@sterlinghomes.co.uk 01442 828 222</p>	<p>Property Management lettings@sterlinghomes.co.uk 01442 822 210</p>	<p>Kings Langley kingslangley@sterlinghomes.co.uk 01923 270 666</p>	<p>Berkhamsted berkhamsted@sterlinghomes.co.uk 01442 879 996</p>	
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Kings Langley

£2,500 Per Calendar Month



Sterling Lettings are delighted to offer for let this stunning four bedroom semi-detached family home with garage and driveway parking situated within close proximity to both Kings Langley and Abbots Langley. Internally the accommodation comprises entrance porch, hallway, spacious reception room, stunning open plan kitchen/dining area with doors opening to the rear garden, family room with log burner, utility room with appliances, and guest cloakroom. The first floor comprises three well appointed bedrooms and family bathroom, with a further double bedroom with a walk in dressing area and en suite bathroom to the second floor. In addition to the garage this fabulous property also benefits from gas central heating, driveway parking and large rear garden. Offered Unfurnished & Available August 2026!

Distance to Stations
 Kings Langley Station (0.9 Miles)
 Watford Junction Station (3.0 Miles)
 Watford North Station (3.1 Miles)
 Apsley Station (3.4 Miles)
 Garston Station (3.9 Miles)

Distance to Schools
 St Paul's C of E V A Primary School & Nursery School (0.5 Miles)
 The Divine Saviour Primary School (0.6 Miles)
 Breakspeare School (1.0)
 Abbots Langley School (1.6 Miles)
 Kings Langley Primary School (2.3 Miles)

Kings Langley Secondary School (2.4 Miles)
 Alban Wood Primary School (2.5 Miles)

Monies Payable

There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a previous tenancy with us to any new landlord/agent.

Material Information

Rent - £2,500.00 per calendar month (£576.92 per calendar week)
 Deposit - £2,884.61
 Council Tax Band - E (Three Rivers District Council)

