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you to **sell** or **let** your property?  
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# Temptation comes in many forms...



Kings Langley

GUIDE PRICE £900,000

Kings Langley

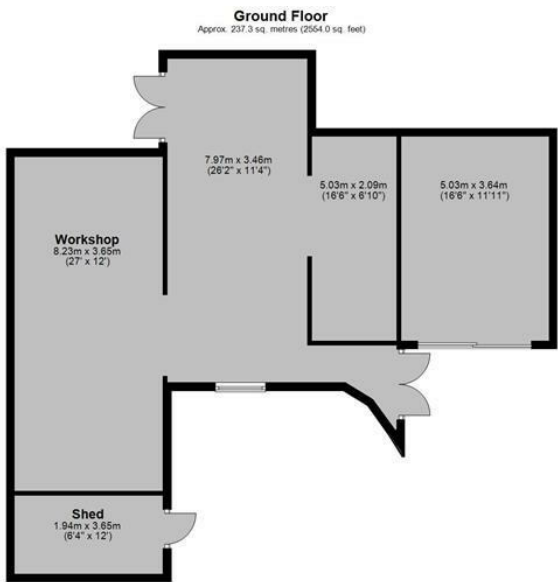
GUIDE PRICE

£900,000

Sterling are delighted to offer for sale this heavily extended and unique 4/5 bedroom detached family home with accommodation approaching 2,200 sq ft located along Hamilton Road, Hunton Bridge, Kings Langley. Offered with no upper, the property is available for growing families to move straight in, whilst still having ample scope to create this their forever family home. The property offers four/five bedrooms, four bathrooms, kitchen/dining area, cinema room, two further reception rooms, downstairs WC, driveway for several vehicles, private rear garden and a substantial workshop to the rear.



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Total area: approx. 322.3 sq. metres (3469.1 sq. feet)

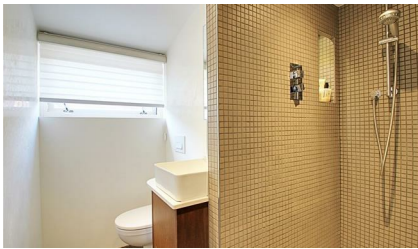


| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|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





A stunningly presented four bedroom family home with flexible accommodation and a substantial workshop offering a multitude of potential uses.



**Ground Floor**  
On entering the property via the front door and traversing through the useful entrance porch you find yourself in a spacious and light-filled entrance hall with doors leading to the majority of the ground floor accommodation and with stairs rising to the first floor. The open-plan kitchen/dining/family room is the heart of this home - comprehensively fitted with a range of base and eye level units and with doors opening to the rear garden and to the utility room. The remainder of the ground floor comprises a second reception room, a cinema room and a further reception room which is currently used as a hairdressing salon which has doors opening to the garage. A WC completes the downstairs accommodation.

**First Floor**  
A stylishly galleried landing gives access to all four double bedrooms, three of which benefit from en-suite shower rooms. The family bathroom is fitted with a white three piece suite comprising bath, WC and wash hand basin.

**Outside**  
The front of the property is mainly laid to driveway providing parking for multiple vehicles. An 'up-and-over' door gives access to the garage which, in turn, gives access to the workshops at the bottom of the garden which are an amateur carpenter's paradise! Split into multiple spaces for different uses the space is substantial and has power and light giving a multitude of potential uses. The rear garden itself is laid mostly to lawn with a selection of patio areas enabling the dedicated sun worshiper to chase the sun throughout the day.

**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.

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**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**  
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, completed AML checks and proof of funds.



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