

www.sterlinghomes.co.uk

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

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 £575,000

Kings Langley

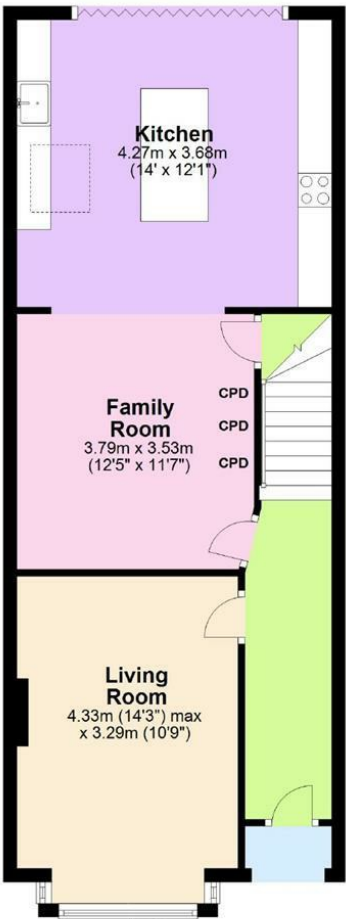
OFFERS IN EXCESS OF

£575,000

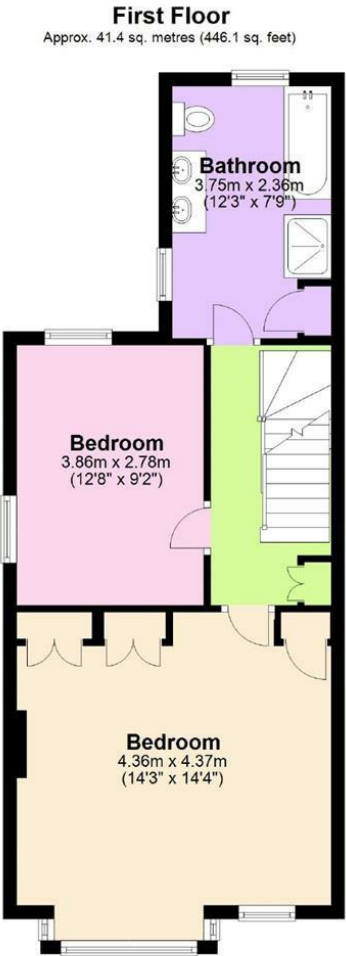
Sterling are delighted to have been instructed to sell this superb character home situated within walking distance of both Kings Langley High Street and Apsley station. Offered to the market in excellent decorative order throughout and providing spacious and flexible accommodation this is a must see property!



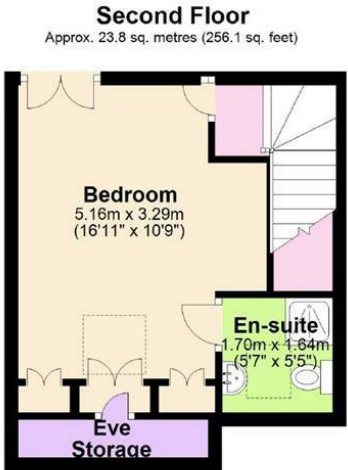
www.sterlinghomes.co.uk



Ground Floor
Approx. 50.2 sq. metres (540.7 sq. feet)



First Floor
Approx. 41.4 sq. metres (446.1 sq. feet)



Second Floor
Approx. 23.8 sq. metres (256.1 sq. feet)

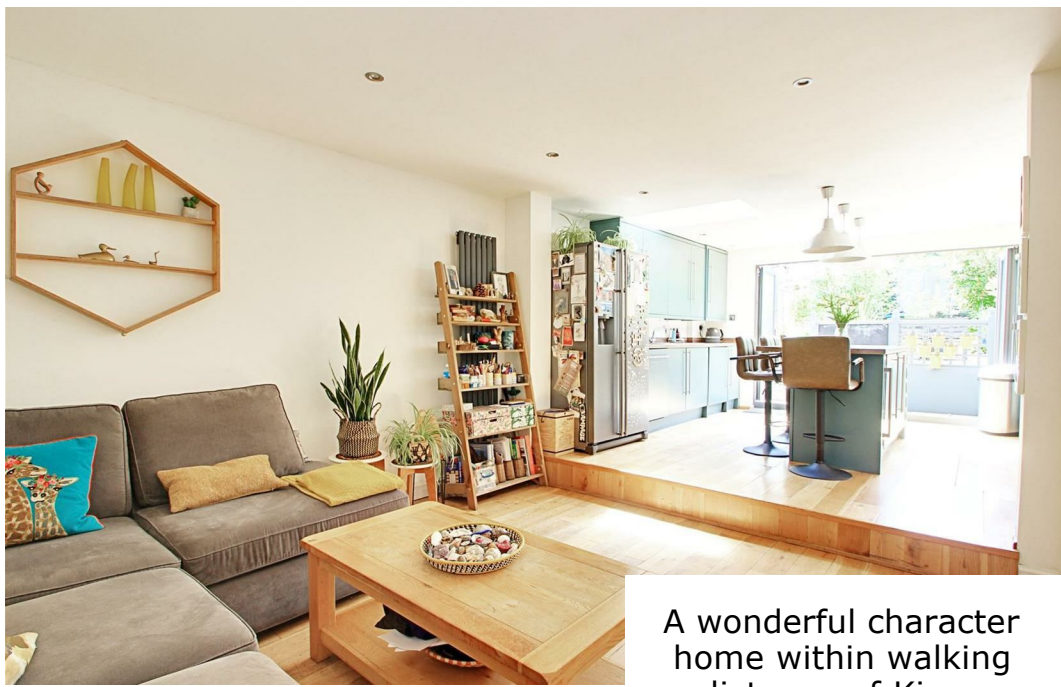
All measurements are approximate.
Plan produced using PlanUp.

Total area: approx. 115.5 sq. metres (1242.8 sq. feet)

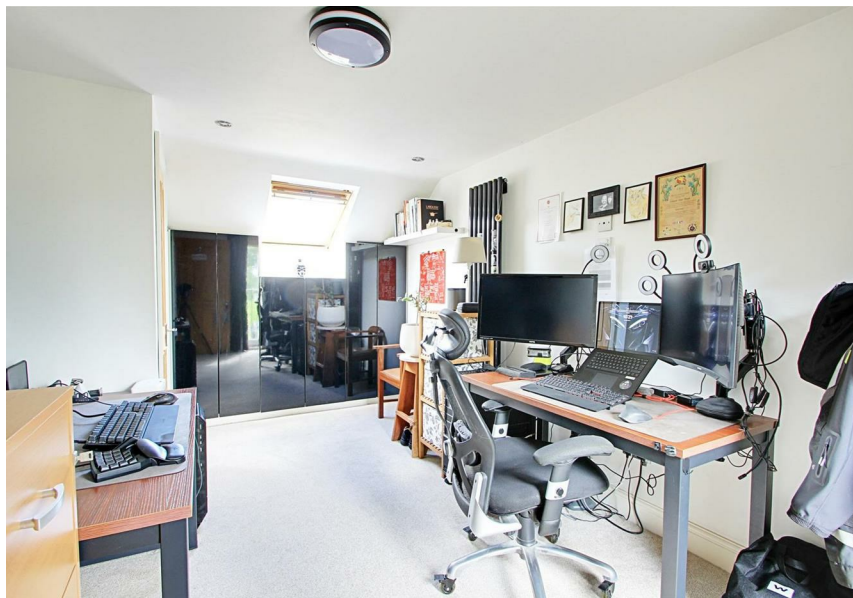


Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		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





A wonderful character home within walking distance of Kings Langley High Street and Apsley station.



Description

This charming family home has been lovingly cared for by the current owner and is offered to the market in very good decorative order.

Arranged over three floors and offering over 1,200 square foot of living accommodation there is plenty of space for modern day family life.

The ground floor accommodation is as follows; living room, family room, kitchen with bi-fold doors leading to a private rear garden.

Heading to the first floor there are two double bedrooms a modern fitted bathroom and stairs rising to the second floor where you will find the master bedroom with en-suite and Juliet balcony.

The south facing rear garden is mainly laid to lawn with a patio area for those AL fresco seasons, also there are two free standing sheds to the rear.

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

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.
- Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.

