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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

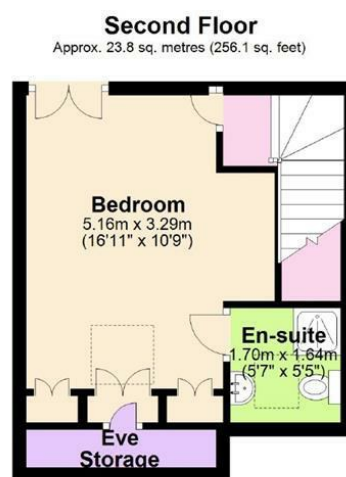
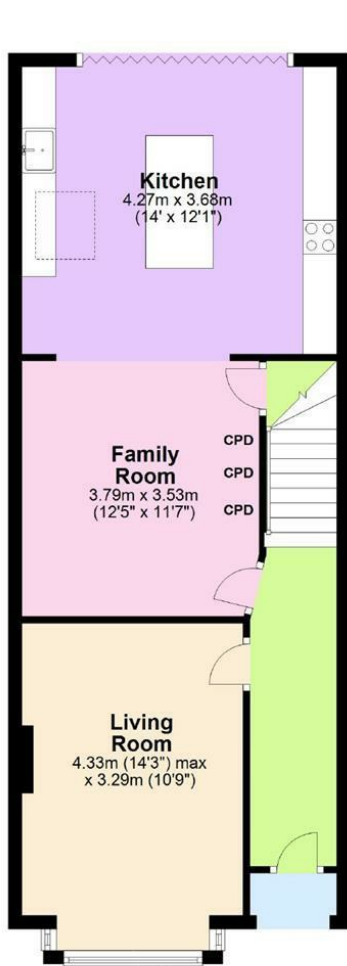
OFFERS IN EXCESS OF

£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!

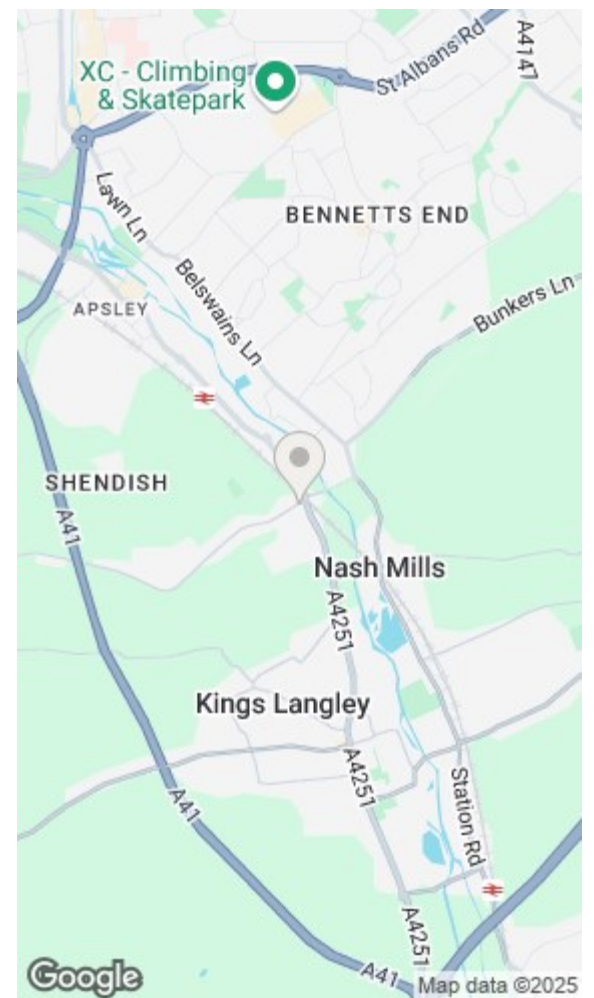


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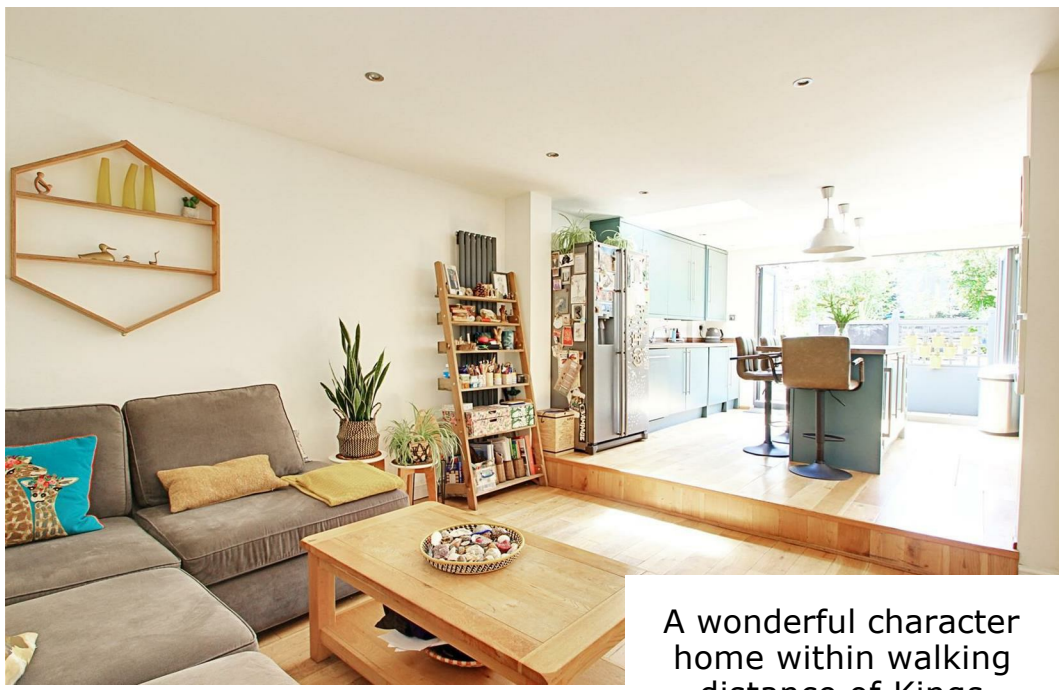
Total area: approx. 115.5 sq. metres (1242.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

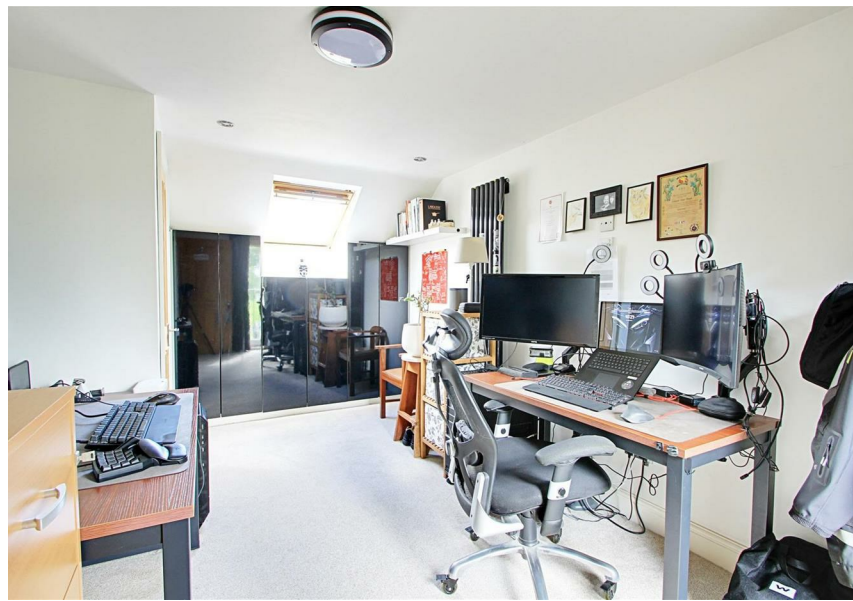


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B	84	(81-91) B	81
(69-80) C		(69-80) C	
(55-68) D	62	(55-68) D	54
(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 <sub>2</sub> 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.



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**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 Bovington.

**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.



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