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# Temptation comes in many forms...



Kings Langley  
OFFERS IN EXCESS OF £1,000,000

# Kings Langley

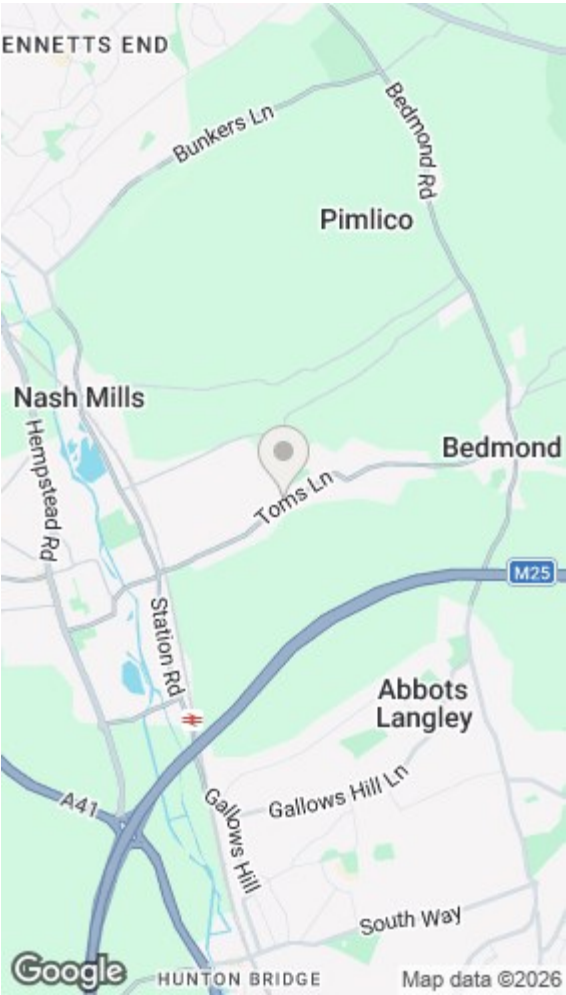
OFFERS IN EXCESS OF

£1,000,000

Measuring in excess of 2,800 sq ft, Sterling are delighted to offer this stunning family home to the market. Having been significantly extended and refurbished the property now offers spacious and flexible accommodation throughout with highlights being the exceptionally bright and airy kitchen/diner, four double bedrooms (two with ensembles) and a high quality garden cabin. An internal inspection is essential to fully appreciate the size and quality of accommodation on offer.



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| 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                                   |           | (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 <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |



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A spacious and flexible family home situated on the ever-popular Toms Lane.



#### Ground Floor

A bright and airy entrance hall has stairs rising to the first floor and doors opening to the utility room, living room and family room. The Living room is a lovely, cosy room with a bay window and opens to the family room via double doors. The family room has a wood-burning stove and is open to the kitchen/diner. This is a standout feature and is truly the heart of this home, fitted in a shaker style with solid wood worktops, a breakfast bar, a butler sink and a generous dining area, all illuminated by a large roof lantern and with bi-fold doors opening to the rear garden. From the kitchen a door leads you to a large utility room with a plethora of integrated storage, access to the WC and a courtesy door to the garage.

#### First Floor

The landing provides access to all first floor accommodation and has stairs rising to the second floor accommodation. The main bedroom is a large double with integrated wardrobes and a door leading to an ensuite shower room. Bedroom two also benefits from built-in wardrobes whilst bedroom three is a generous double with views over the rear garden. A large family bathroom completes the first floor accommodation.

#### Second Floor

The second floor consists of the fourth bedroom, another good sized double with an ensuite shower room. The useful study is also situated on this floor.

#### Outside

The frontage of the property is mostly given over to a block-paved driveway providing parking for multiple vehicles. The rear garden is laid mostly to lawn and is edged by mature borders. Directly to the rear of the property is a large patio - ideal for al-fresco dining and entertaining. To the rear of the garden is an enormous garden cabin with bi-fold doors, underfloor heating and a shower room as well as a store room.

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#### 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.

#### Agent's 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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