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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

PRICE GUIDE £860,000



# Kings Langley

## PRICE GUIDE

£860,000

A chance to purchase a detached family home in a cul-de-sac position just off the sought after Langley Hill which is a stones throw from the High Street and a short walk to the mainline train station with a decent size Southerly facing rear garden ample driveway parking and many high specification finishes.



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Total area: approx. 181.9 sq. metres (1957.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	









A detached family home with light and airy accommodation over two floors and scope to extend STNP.



**Ground Floor**  
A pitched roof storm porch opens to a inner porch which in terms leads to a good size entrance hall which has a door to the right hand side opening to a ground floor cloakroom and stairs rising to the first floor landing. To the left-hand side of the entrance hall is a door opening to a dedicated reception space which is dual aspect with a window to the front and doors opening to the rear garden. The reception space is divided into a living area with a feature fireplace and a dining area with original Parquet flooring throughout. Bi-fold doors open from the dining area to the garden. A door from the dining area then opens to a kitchen/breakfast room which has a window with integrated blinds overlooking the rear garden and opens to a secondary useful kitchen space. The kitchen is fitted with a range of cream gloss base and eye level units with solid granite worktop over, double width sink unit with retractable spray tap and underfloor heating. A side door from the kitchen opens to a useful boot room which runs the length of the property and makes the ideal space for muddy boots, storage for coats and an ideal inside parking space for a buggy!

**First Floor**  
The first floor landing has doors opening to all four bedrooms which are of good proportions. The principal bedroom is positioned at the front of the property and boasts a wide range of fitted wardrobes and soft touching lighting controls (along with the living room and dining room), while bedroom four benefits from a dual aspect by means of a window to the front and side aspects. All four bedrooms are served by a spacious family bathroom.

**Outside**  
To the front of the property is a good size block paved effect driveway which provides ample driveway space and it enclosed to one side and partly to the front mature hedging. The rear garden is mainly laid to lawn with a block paved patio area directly to the rear of the house and extending to one of the side boundaries where a tiled roof pergola has a wood burning pizza stove under. There is a timber framed shed and a range of mature beds and borders along with a variety of specimen trees providing a lovely soft screen.

**The Location**  
Kings Langley, a village in Hertfordshire, lays claim to an extraordinary history. From its origins prior to Roman settlement and thriving Domesday community, through its Royal Palace in the 14th Century to a wealth of transport connections, farming and industry, the village can recount tales matched by few other places in the U.K. Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquillity of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers. 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.

**Historic Kings Langley**  
Kings Langley was the birth-place of Edmund of Langley, 1st Duke of York (1341-1402), 4th surviving son of King Edward III (grandson of Edward I), whose tomb survives in All Saints Church. The body of King Richard II, eldest grandson and successor of King Edward III, was buried here after his probable murder at Pontefract Castle in 1400. It was later removed to Westminster Abbey, next to the Palace of Westminster. During the Second World War, the village was home to the secret headquarters in Britain of the Polish Underground army based at Barnes Lodge just off the Hempstead Road near Rucklers Lane.

Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.

