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# Temptation comes in many forms...



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# Kings Langley

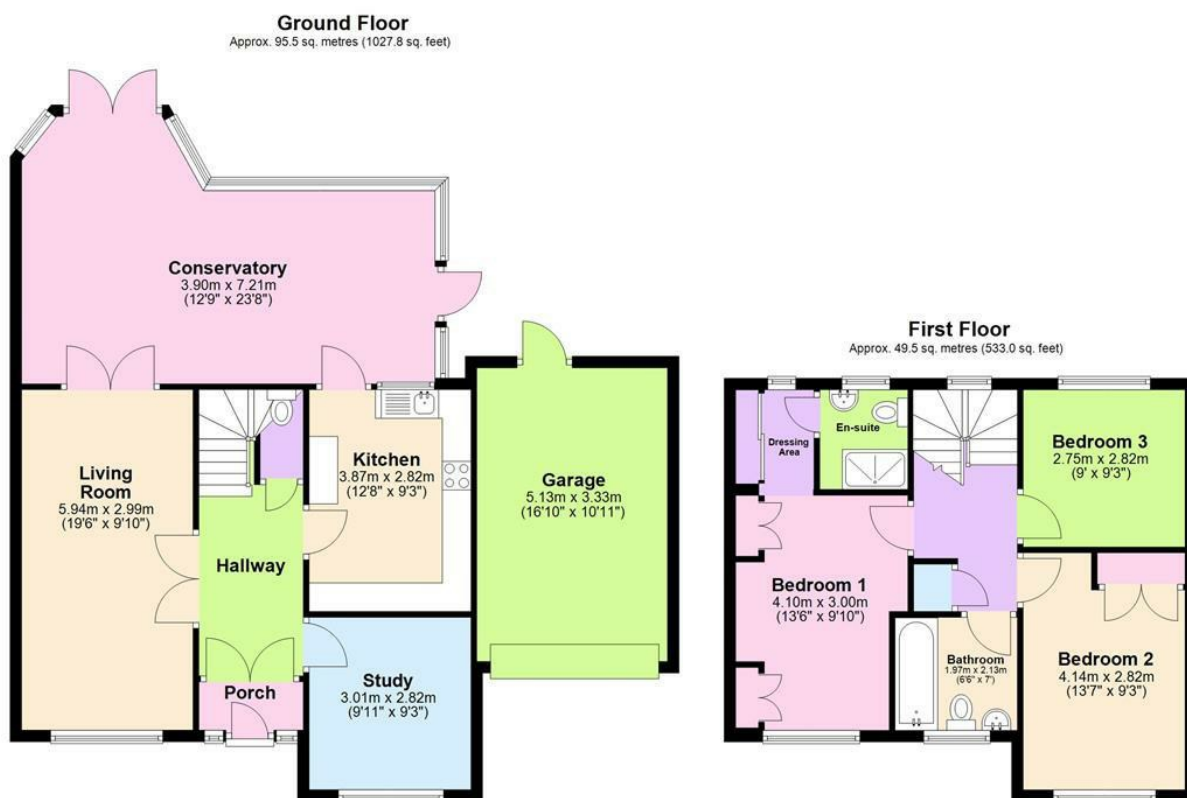
GUIDE PRICE

£750,000

Located in a prime cul-de-sac position only a stones throw from the High Street and offering spacious accommodation over two floors to include three reception rooms, three double bedrooms with dressing room and ensuite to the principal bedroom. Driveway, garage and Westerly facing rear garden.

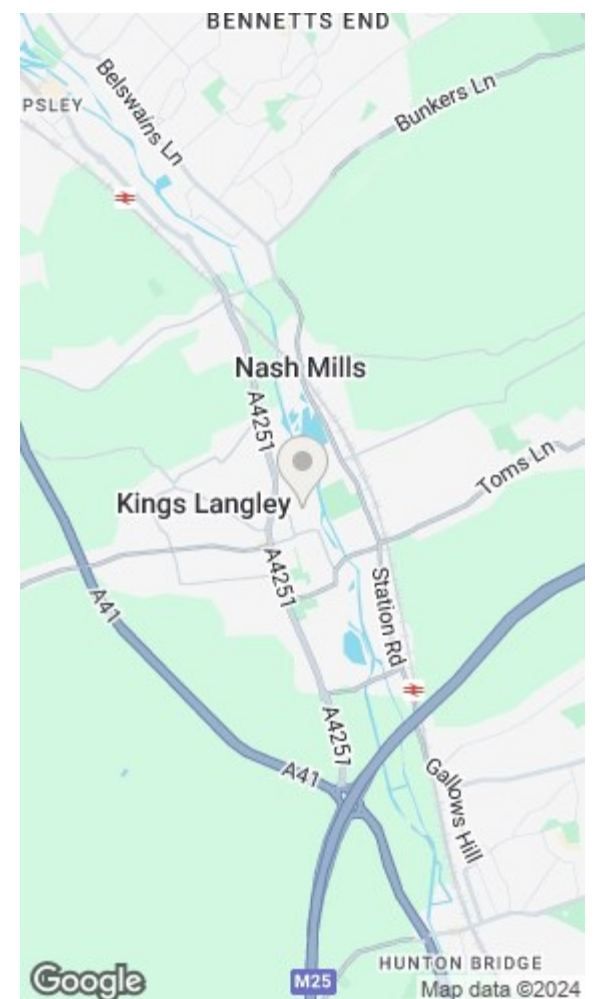


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Total area: approx. 145.0 sq. metres (1560.8 sq. feet)

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





## The Accommodation

Situated just a short walk from Kings Langley High Street, this exceptional detached family home offers spacious and meticulously designed accommodation, blending comfort with style.

As you enter, the ground floor opens with an entrance porch leading into the hallway, featuring the staircase and ample space for storage or display. A convenient downstairs W/C is discreetly positioned, ideal for guests. The expansive living room is bathed in natural light, providing a welcoming ambiance and plenty of space for both relaxation and entertaining. Adjacent to the living room is a versatile study, perfect for those working from home or as a quiet reading space.

The heart of the home is the well-equipped kitchen, complete with appliances and ample countertop space, offering both functionality and a contemporary aesthetic. The highlight of the ground floor is the impressive 23-foot conservatory that spans the entire width of the property, providing a seamless connection between the indoors and the beautifully landscaped garden. This versatile space is perfect for dining, family gatherings, or simply enjoying views of the garden throughout the seasons.

On the first floor, the accommodation continues to impress with three well-proportioned bedrooms. The main bedroom boasts its own dressing area, offering a private space for getting ready, and en-suite bathroom complete with modern fixtures. The additional bedrooms are generously sized and share a stylish, contemporary family bathroom.

This home offers a blend of elegance, practicality, and modern living, making it an ideal choice for families seeking a tranquil setting close to all the amenities Kings Langley has to offer.

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## The Exterior

The rear garden, with its desirable westerly orientation, enjoys plenty of afternoon and evening sunlight, making it perfect for outdoor relaxation and entertaining. This private and enclosed garden has been thoughtfully landscaped to be both low-maintenance and aesthetically pleasing. The garage is ideal for housing vehicles, garden equipment, or can even be repurposed into a workshop or home gym if desired. To the front, the property benefits from a driveway, with further space on street for parking for multiple vehicles.

## The Location

Regent Close is a quiet and peaceful cul de sac, and is a desirable residential area known for its family-friendly environment and convenient location. The close is characterized by well-maintained, detached and semi-detached homes, often featuring spacious layouts, private gardens, and ample parking. It offers a peaceful atmosphere while being just a short distance from Kings Langley High Street, providing easy access to local shops, cafes, and amenities. The area is popular with families due to its proximity to good schools, parks, and transport links, including Kings Langley train station and the M25, making it ideal for commuters.

## 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. 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.



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