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you to **sell** or **let** your property?
Contact us for a **free valuation**
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Temptation comes in many forms...



Kings Langley

GUIDE PRICE £980,000

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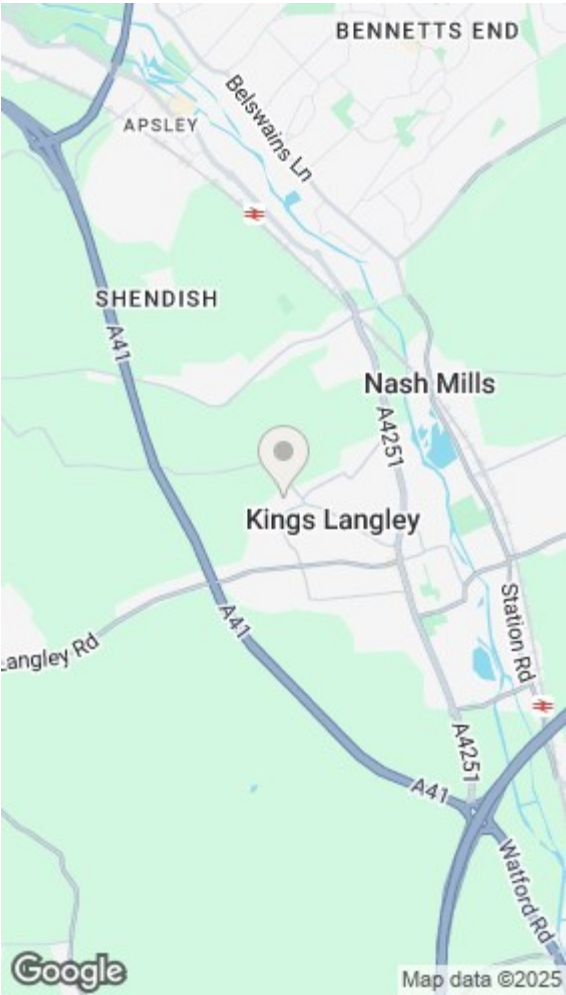
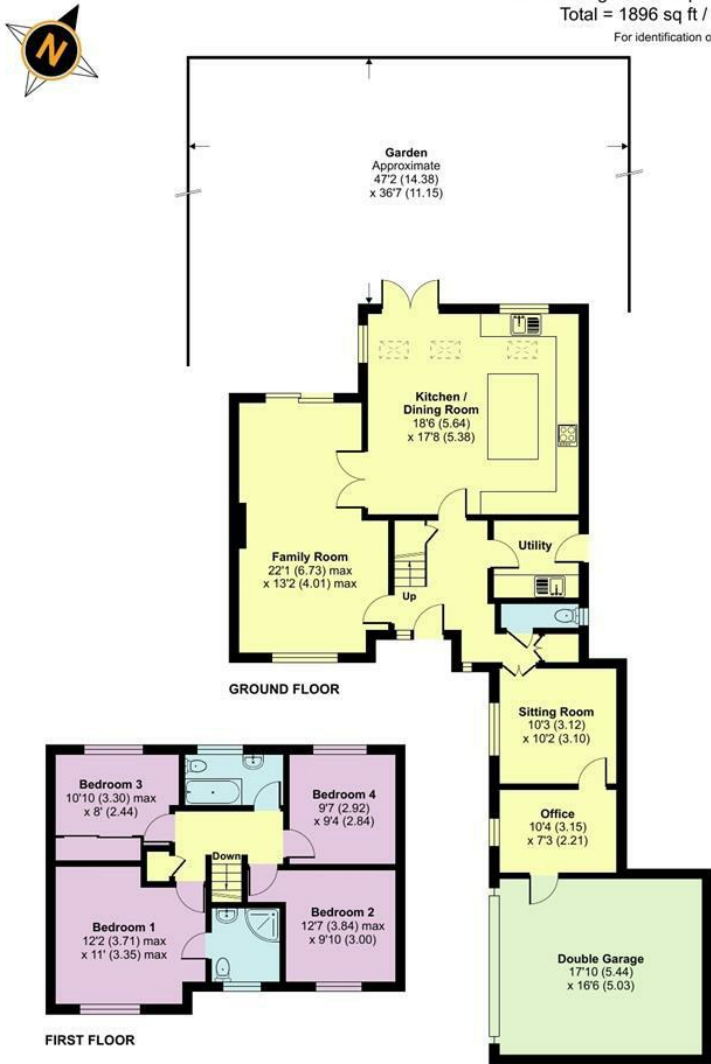
A well positioned property on a corner plot at the head of a sought after cul-de-sac with stunning open plan kitchen/dining room, separate utility room and three further reception rooms. There are also 4 bedrooms and 2 bathrooms to the first floor. Internal inspection essential.



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Highfield, Love Lane, Kings Langley, WD4

Approximate Area = 1602 sq ft / 148.8 sq m
Double Garage = 294 sq ft / 27.3 sq m
Total = 1896 sq ft / 176.1 sq m
For identification only - Not to scale



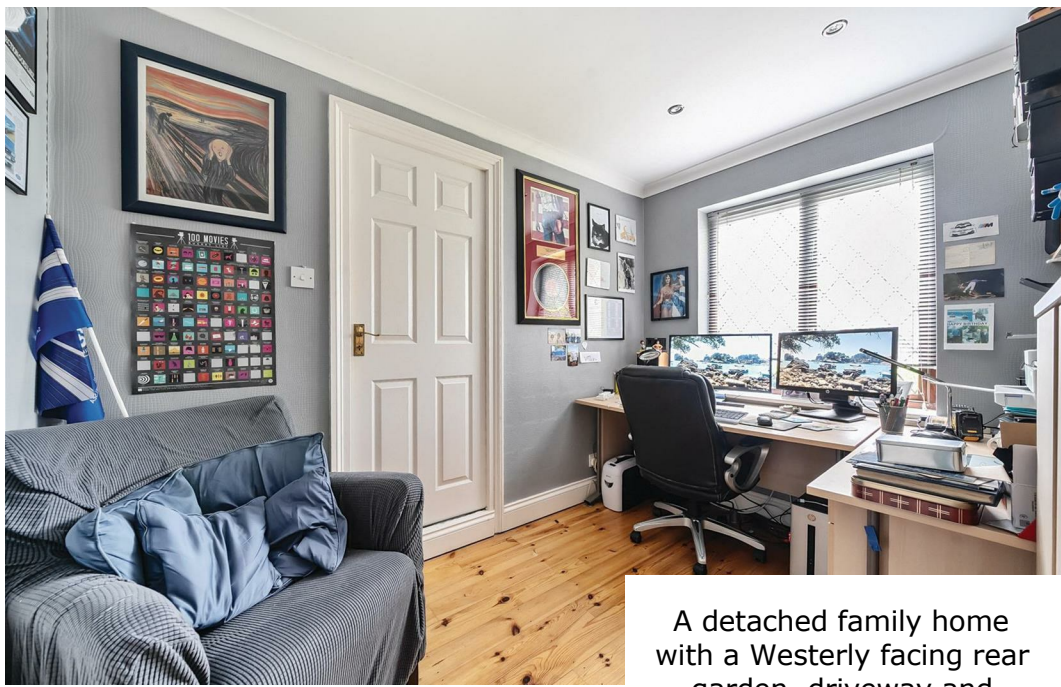
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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	



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A detached family home with a Westerly facing rear garden, driveway and double garage with flexible layout to the ground floor.



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Ground Floor

The front door opens to a spacious entrance hall which has stairs ascending to the first floor and doors opening to the ground floor accommodation. There is a ground floor cloakroom and a door opening to a family room which leads to the dedicated ground floor study. At the rear of the property is a stunning open plan kitchen/dining room which has been comprehensively fitted with a good quality range of base and eye level units with a granite worktop and a central island unit. Double doors from here open to the rear garden and a door opens to a magnificent principal reception room which is dual aspect with window to the front and sliding patio doors opening to the rear garden.

First Floor

The landing has a hatch opening to the attic space doors to all bedrooms and a door to the family bathroom which is fitted with a white three piece suite. The principal bedroom has a fitted ensuite shower room while the third bedroom has mirror fronted fitted cupboards.

Outside

A good size front driveway laid to hardstanding leads to the double garage which has two metal up and over doors, power and light. Gated access to the side leads to the rear garden which is mainly laid to lawn, enclosed by fencing and with the benefit of a flagstone patio area directly to the rear of the house.

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.

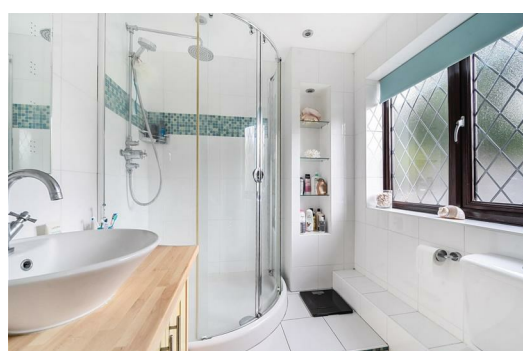
Transport Links

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. n Euston and only a 15 minute drive to underground stations on the Metropolitan line.

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 and a utility bill.



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