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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Kings Langley

GUIDE PRICE £625,000

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£625,000

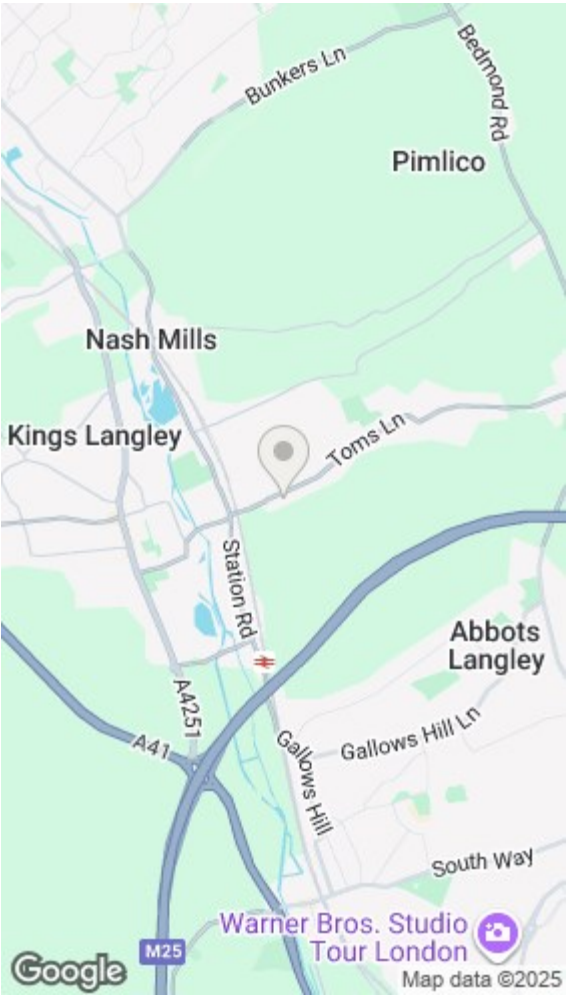
Sterling are delighted to have been instructed to sell this three bedroom family home. Set back from one of the village's most popular roads and with expansive views over local countryside to the rear, the property is offered for sale in need of some modernisation throughout and offers superb potential to extend (STPP).



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Total area: approx. 113.3 sq. metres (1219.4 sq. feet)



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





A three bedroom family home offering excellent potential to extend (STPP) located on this popular road.



Ground Floor
On entering the property you arrive in a useful entrance porch - the perfect place to take off muddy boots and wet coats before continuing through to the entrance hall. From here stairs rise to the first floor with a useful storage cupboard under. Doors provide access to the living/dining room and kitchen. The kitchen is fitted with a range of base and eye level units with space for a freestanding cooker and a door opening to the conservatory. The living/dining room is a dual-aspect room providing spacious and flexible accommodation. Sliding patio doors open to the conservatory. The conservatory itself is a well proportioned space with doors opening to the rear garden.

First Floor
Having climbed the stairs you find yourself on a spacious landing with doors opening to all first floor accommodation and with a window to the side elevation. The master and second bedrooms are both good sized double bedrooms with the third being a well proportioned single - ideal for a nursery or home office. The family bathroom is fitted with a white three-piece suite comprising WC, wash-hand basin and a shower cubicle.

Outside
A generous frontage is laid mostly to lawn with mature shrubs and bushes which could be paved to provide further parking if required. The driveway provides access to the single garage and offers parking. The garage is accessed via an 'up-and-over' door with windows to the rear and side access. There is a courtesy door providing direct access to the rear garden. The mature rear garden is 100ft in length and is planted with a range of mature trees, shrubs and bushes as well as a storage shed and greenhouse. A patio area at the bottom of the garden takes advantage of the views over countryside.

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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.

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. 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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