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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

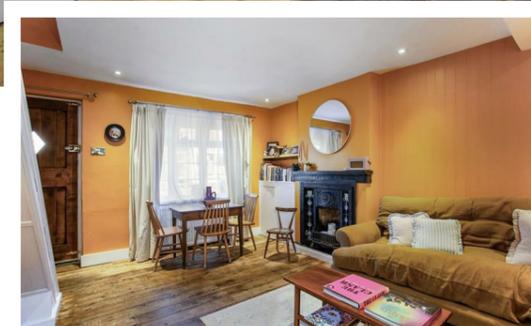
OFFERS IN EXCESS OF £425,000

Kings Langley

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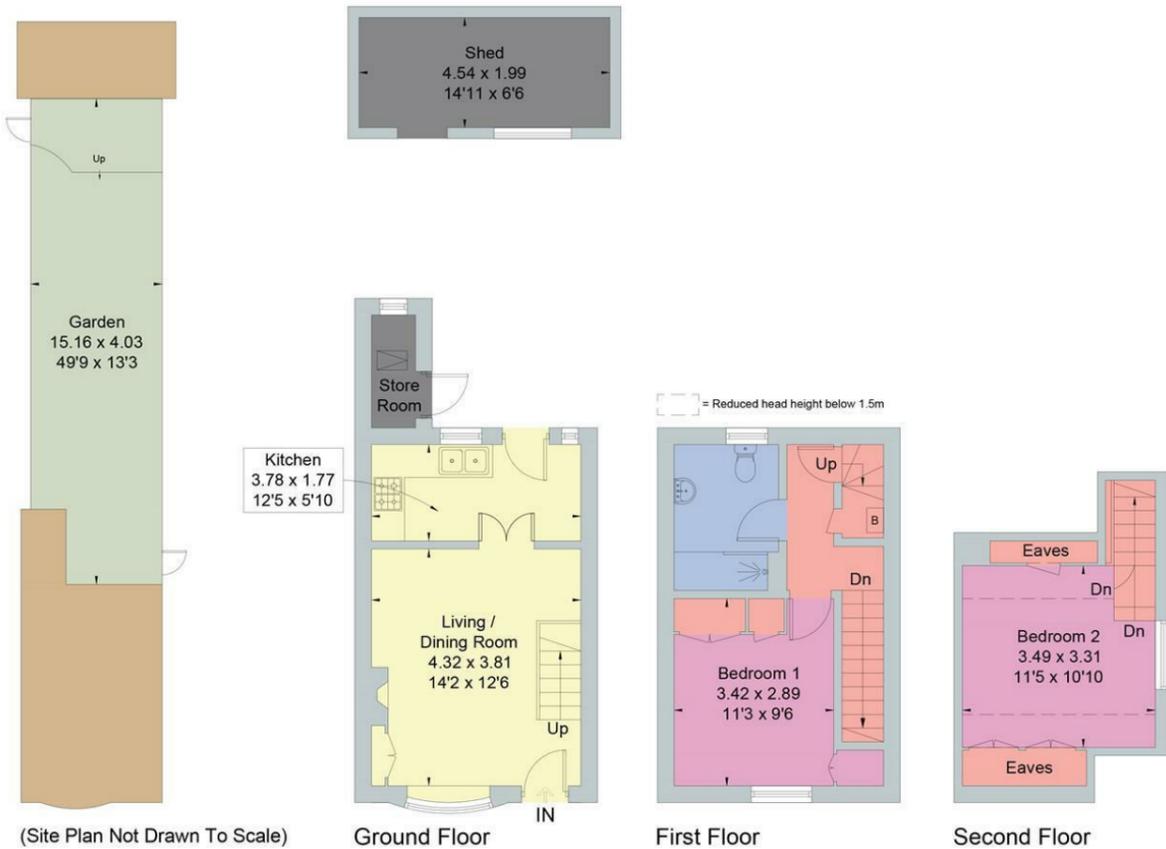
£425,000

Purchased as a complete renovation project nearly 4 years ago this stunning cottage is now fully renovated and refurbished to a very high standard and boast a first floor bathroom, two double bedrooms, living/dining room with open grate fireplace and private rear garden with outbuilding.

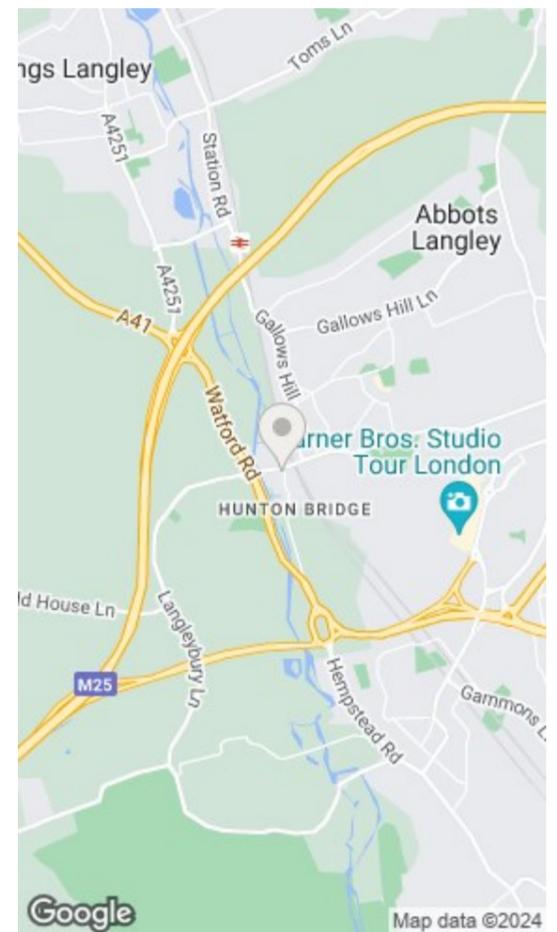


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Approximate Floor Area = 62.7 sq m / 675 sq ft
 Store Room = 1.7 sq m / 18 sq ft
 Total = 64.4 sq m / 693 sq ft (Excluding Shed)

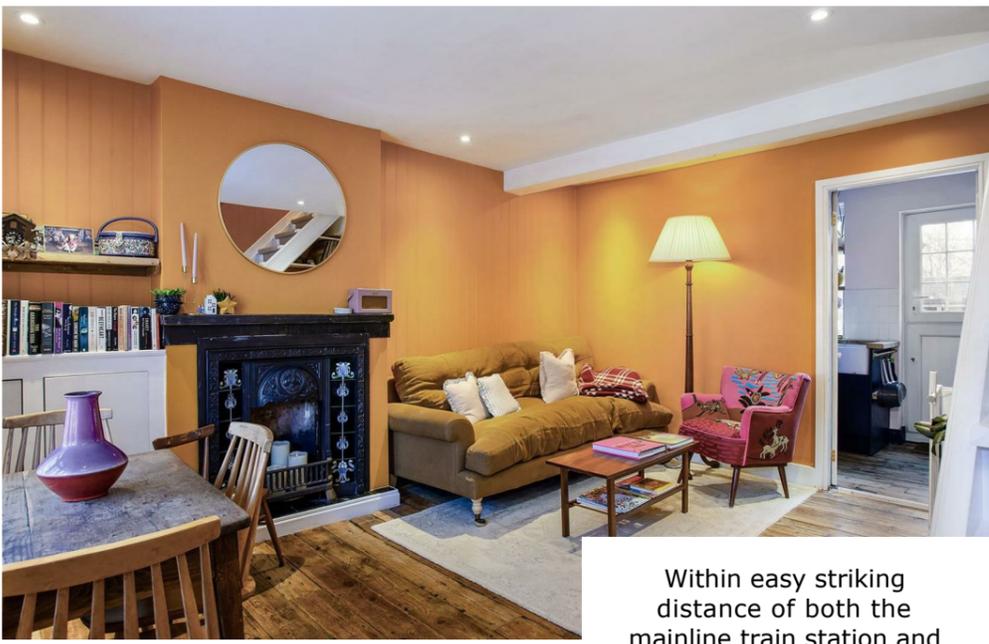


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62463



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Within easy striking distance of both the mainline train station and M25 yet benefitting from a peaceful position alongside the canal.



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Ground Floor

A front door opens to a spacious living/dining room which has a bow window to the rear and an open grate fireplace with cupboard to one side of the chimney breast. Reclaimed stripped wood flooring leads to double doors which open to a kitchen which has been fitted with a range of units incorporating a Belfast sink and oven with hob and extractor. There is also under counter space for a washing machine. Two windows overlook the rear garden and a door opens directly to the rear.

First Floor

A landing area has stairs rising to the first floor with storage cupboard under. Doors open to the first of two double bedrooms which has a window overlooking the front and a range of fitted wardrobes to one wall. A second door opens to the first floor bathroom which boasts a refitted bathroom to include a traditional upstand wash basin, walk in double width shower cubicle with feature crittal and glass shower screen and wall mounted heated towel rail.

Second Floor

The second double bedroom dominates the whole of the second floor with a window to the side and deep set storage spaces into the front and rear roof eaves.

Outside

Directly to the rear of the property is a flagstone patio area with a gate to the side giving access to the front. Mainly laid to lawn and enclosed by a range of fencing and a characterful brick and flint wall there is an out building at the rear boundary that could be used as a gym, home office or even a treatment room!

The Location

Hunton Bridge is a small settlement near Abbots and Kings Langley, Hertfordshire, England, with a historic royal connection. It is in the Three Rivers population of Langleybury. Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

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.



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