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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

Situated on a prime residential road in the heart of Kings Langley is this ground floor, three bedroom maisonette with a private rear garden. Offered to the market with the benefit of no upper chain the property is flooded with light throughout and offers character features throughout including exceptionally high ceilings. There is also a private rear garden and an outbuilding providing an ideal work-from-home space or studio.



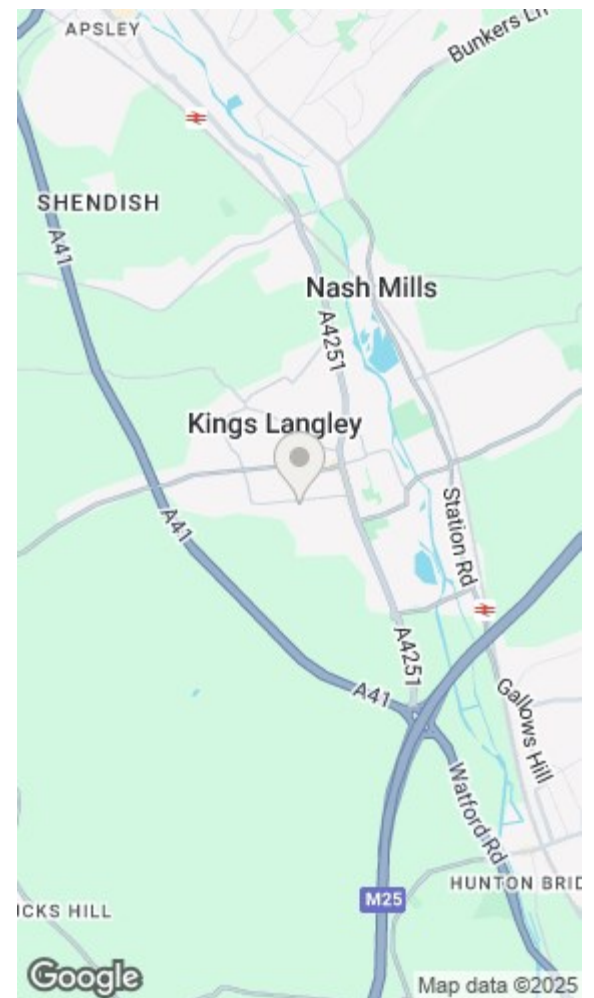
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## Ground Floor

Approx. 112.9 sq. metres (1215.4 sq. feet)



Total area: approx. 112.9 sq. metres (1215.4 sq. feet)



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) 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	
EU Directive 2002/91/EC	76	EU Directive 2002/91/EC	
England & Wales		England & Wales	





A spacious, well proportioned and light-filled ground floor maisonette with a private rear garden situated within easy walking distance of Kings Langley High Street.



**The Accommodation**

On entering the property via the private front door you find yourself in the hallway with doors opening to all accommodation. The reception room is a well proportioned room with a feature fireplace, double doors opening to the kitchen and sliding patio doors to the rear garden. The kitchen is fitted with a range of base and eye level units with space for appliances. The main bedroom is to the rear of the property and also benefits from sliding patio doors to the rear garden. The second bedroom is a generous double overlooking the front and the third is an ideal size for a nursery or home office. The family bathroom completes the accommodation and is fitted with a white four-piece suite comprising WC, wash hand basin, bath and corner shower cubicle.

**Outside**

The property benefits from a private, secluded, South facing rear garden which is accessed from the reception room, main bedroom or externally via a gate. The garden is laid mostly to lawn with a range of mature shrubs, bushes and trees planted. To the rear of the garden a door leads you into a storage room and a further door leads to a useful multi-purpose space that could be used as a home office, studio or salon. The property also benefits from off-road parking.

**The Location**

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 tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

There is a mainline train station to the east of the village serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north.

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**Share of Freehold Information**

We are advised that the property is a share of freehold with a 999 year lease commencing in 1966

Lease Length: 940 years remaining

Ground Rent: £15 per annum

Service Charge: There is no service charge, but we are advised that buildings insurance costs approximately £660 per annum

**Agent's 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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