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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...



Abbots Langley  
OFFERS IN EXCESS OF £825,000

# Abbots Langley

OFFERS IN EXCESS OF

£825,000

Approaching 2,000 sq ft in size. We are delighted to offer this executive detached family home to the open market being sold with the benefit of no upper chain. The accommodation briefly comprises three reception rooms, refitted kitchen, 5 generous bedrooms, 2 bathrooms, double garage and private garden.



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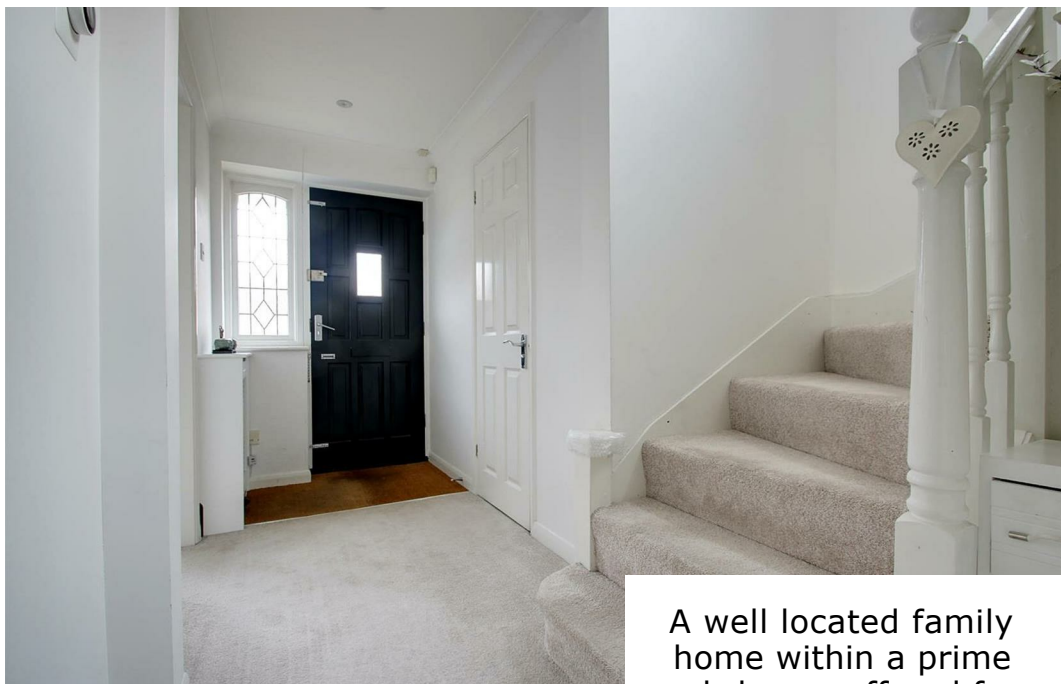


Total area: approx. 1954.7 sq. feet  
All measurements are approximate.  
Plan produced using PlanUp.



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





A well located family home within a prime cul-de-sac offered for sale with no upper chain.



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#### Ground Floor

The front door opens to a spacious entrance hall which has stairs rising to the first floor and doors opening to the ground floor accommodation. There is a cloakroom fitted with a white two piece suite. A door from the entrance hall opens to a magnificent principal reception room which measures in excess of 16ft in length with a bay window to the front aspect and feature fireplace. Double doors from here open to a dedicated dining room which is ideally positioned with the refitted kitchen directly next door. From the dining room sliding patio doors opening to a high grade conservatory which provides panoramic views over the garden.

#### First Floor

The first floor landing space has doors opening to the four principal bedrooms with the main bedroom boasting an ensuite shower room which was refitted in 2019 and box window to the front. The main family bathroom is located off the landing. Stairs rise to the second floor.

#### Second Floor

The second floor has a landing area which has a door opening to a wonderful bedroom space which measures 16ft x 14ft and also has the benefit of a walk in dressing room with several Velux windows to the rear aspect.

#### Outside

There is a neat front garden area, laid to lawn directly to the front of the house with a block paved driveway leading to the front door and providing ample driveway parking to the side and leading to the double length garage which has a electrically operated metal roller door. The rear garden has a block paved patio area directly to the rear of the house leading to the main portion of the rear garden which is laid to lawn and fully enclosed by fencing.

#### The Location

Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159).

#### Hertfordshires Answer to Hollywood!

Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios.

#### Village Amenities

Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead.

#### Transport Links

Kings Langley mainline station is only a short drive from the property while Watford Junction is also close by, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

#### Distance to Schools

Leavesden Green JMI School & Nursery (0.5 Miles)  
Alban Wood Primary School (0.6 Miles)  
Breakspeare School (1.0 Miles)  
Tanners Wood Junior Mixed & Infant School (1.0 Miles)  
Parmiter's School Secondary (1.4 Miles)  
The Divine Saviour Junior Mixed & Infant School (1.5 Miles)  
Nascot Wood Junior School (2.4 Miles)  
Watford Grammar School for Boys (3.8 Miles)

#### 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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