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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 £1,200,000

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OFFERS IN EXCESS OF

£1,200,000

A four-bedroom detached family home set within stunning grounds on this private road in Kings Langley with a double garage and driveway



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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	





Scope to extend STPP



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Ground Floor

A majority of the rooms are on the ground floor, which measures 1,839 square feet (170.9 sqm). As you enter through the porch, you are greeted by a good-sized entrance hall that leads to a galleried landing on the first floor. Three of the four double bedrooms downstairs have doors leading to them, and both bedrooms 2 & 3 boast fitted wardrobes. The downstairs accommodation is serviced by a shower room and bathroom. The kitchen/breakfast room is further completed by a utility room with a door leading to the rear garden. From the kitchen, you will find a dining room that faces the rear garden. To the front of the house is the main living room measuring more than 28ft in length, with double doors leading to the front garden.

First Floor

The bright and spacious landing area leads to bedroom four, which measures over 23ft in length and includes fitted wardrobes and a storage cupboard that could be converted to an ensuite. There is another large storage room that could be converted into a bedroom or two.

Outside

The garden wraps itself around the property, there is a feature patio area located to both the front and rear of the property which is accessed easily from both the living reception rooms and utility area extensive garden area laid to lawn. The property borders are well enclosed by a range of mature trees really do give you the feeling of living in the woods yet still within easy access to civilization! A double garage is located in front of the driveway which has space for two cars.

Location

Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes.

The population of Kings Langley is circa 5,000. There is a vibrant village High Street and close access to beautiful countryside walks. Housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovingdon.

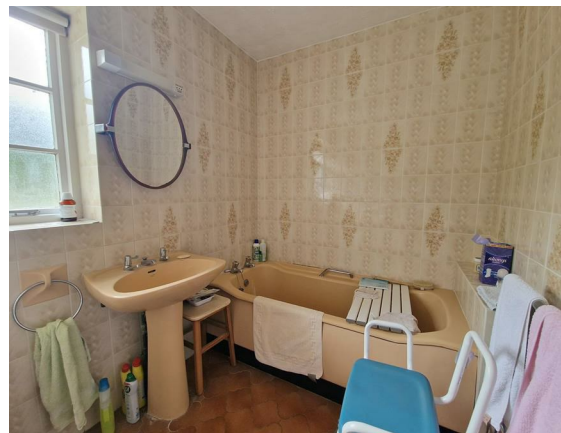
Transport Links

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.

Agents Information For Buyers

Please be aware, that 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 your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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