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Contact us for a free valuation  
you to **sell** or **let** your **property**?  
Is there a **price** that would **tempt**

in many forms...  
**temptation** comes



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Kings Langley

PRICE GUIDE £350,000

# Kings Langley

## PRICE GUIDE

£350,000

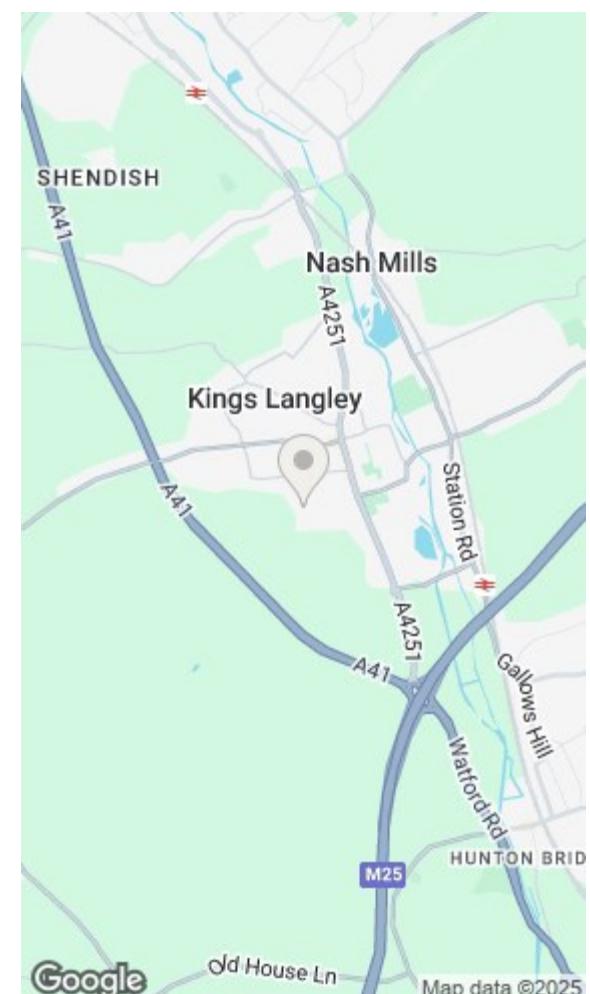
Available with no upper chain. Sterling are pleased to offer for sale this well presented two double bedroom first floor maisonette with private garden and stunning views over rolling countryside. Internally the accommodation comprises entrance hallway with stairs leading to the first floor, spacious reception room with decorative fireplace, contemporary kitchen with appliances, bathroom with shower and two well appointed double bedrooms, the master bedroom benefitting from fitted wardrobes.



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All measurements are approximate.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|--|---|-----------|
|   |  | Current   | Potential |
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) A                                 |  |   |           |
| (81-91) B                                   |  |   | 78        |
| (69-80) C                                   |  |   | 64        |
| (55-68) D                                   |  |   |           |
| (38-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |  | EU Directive 2002/91/EC   |           |





Delightful Maisonette  
with Expansive Views  
Offered with No Upper  
Chain



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make an offer for this property, we will require the following information before we enter negotiations:

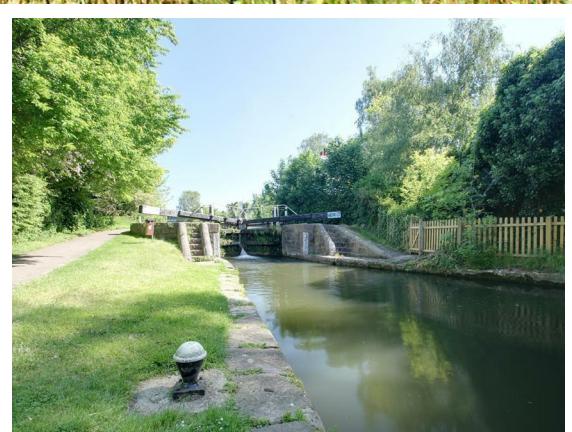
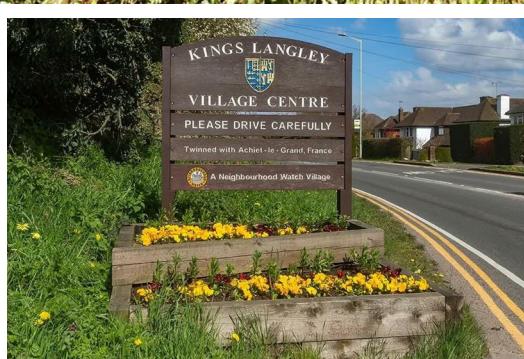
1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers 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.

**The Accommodation**  
The front door is located on the left-hand side of the property. Upon entering, there is a welcoming entrance area with ample space for storing shoes and coats. The stairway leads up to a landing, providing direct access to both double bedrooms, a spacious living room, a well-appointed kitchen with integrated appliances, and a modern bathroom suite. There is also loft access, offering additional storage space. With no onward chain, this recently updated maisonette offers an excellent opportunity for someone to further personalize and make it their own.

**The Exterior**  
The private rear garden is accessible from the left-hand side of the property and is primarily laid to lawn, offering a green and open outdoor space. A key selling point is the fantastic views overlooking the fields of the nearby Wayside Farm, providing a picturesque and tranquil setting. Additionally, ample on-street parking is available.

**Location**  
Kings Langley is a friendly village 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 and secondary schools. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

**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



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