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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...



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Abbots Langley

GUIDE PRICE £650,000

# Abbots Langley

GUIDE PRICE

£650,000

A chance to purchase an extended family home with a large 150 ft Southerly facing rear garden with scope for further enlargement STNP positioned on a popular residential road a stone's throw from the High Street. Sold with vacant possession and no upper chain.



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Total area: approx. 108.4 sq. metres (1166.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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



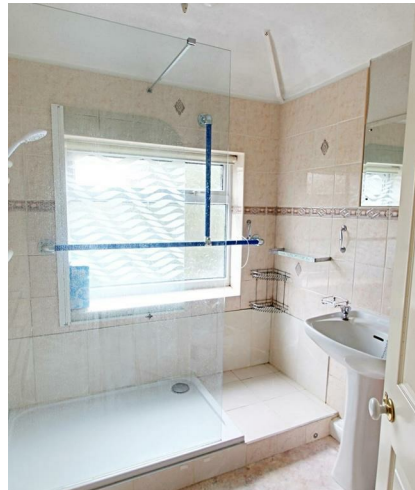
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A chance to purchase a home with terrific potential in a sought after location on a large plot.



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#### Ground Floor

The solid timber front door opens to a good size entrance hall which has stairs rising to the first floor landing and doors opening to the ground floor rooms. Directly to the left hand side and over looking the front is a formal living room with open grate fireplace and bay window. There is a dining room which has a window to the rear and is positioned directly next to the kitchen which is fitted with a range of base and eye level units and opens directly to a useful garden room. The garden room has a door to the garage with ground floor cloakroom and also has a door opening to the rear garden.

#### First Floor

An exceptionally spacious landing area has a window to the front and doors opening to all three large double bedrooms. The landing area provides ample space for the addition of a second staircase to the attic space which is prime for conversion STNP. The family bathroom is just off the landing area and is fitted with a white three piece suite.

#### Outside

There is a driveway to the front of the property which leads to the integral garage with metal up and over door. There is a garden area with mature planting providing an excellent privacy screen to the front. The rear garden is an undoubted feature of this wonderful home. Mainly laid to lawn the rear garden boasts a Southerly aspect with a timber framed garden shed. Fully enclosed with a range of mature planting to all boundaries.

#### 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).

Hertfordshire's 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.

#### 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.



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