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Kings Langley

PRICE GUIDE £675,000



Temptation comes in many forms...

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Kings Langley

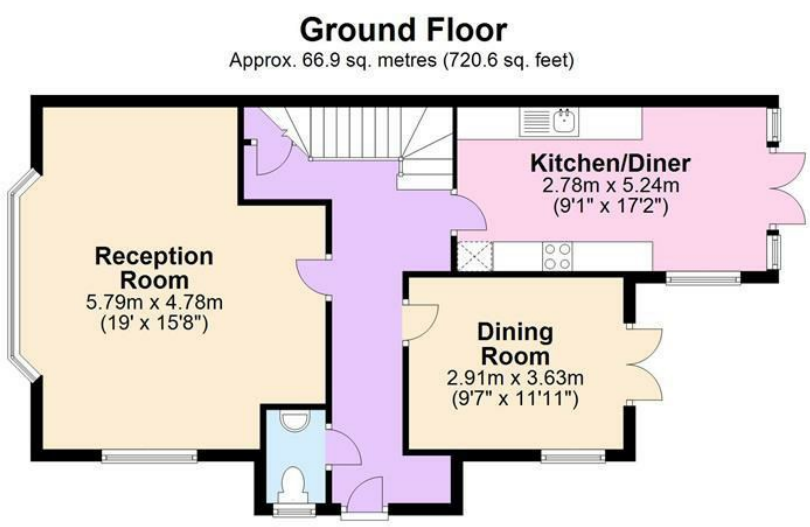
PRICE GUIDE

£675,000

An exceptional, newly decorated four bedroom house, in a quiet but centrally located cul-de-sac in Kings Langley. The house is in good condition throughout, and features three bathrooms, two of which are en-suite as well as a guest WC.



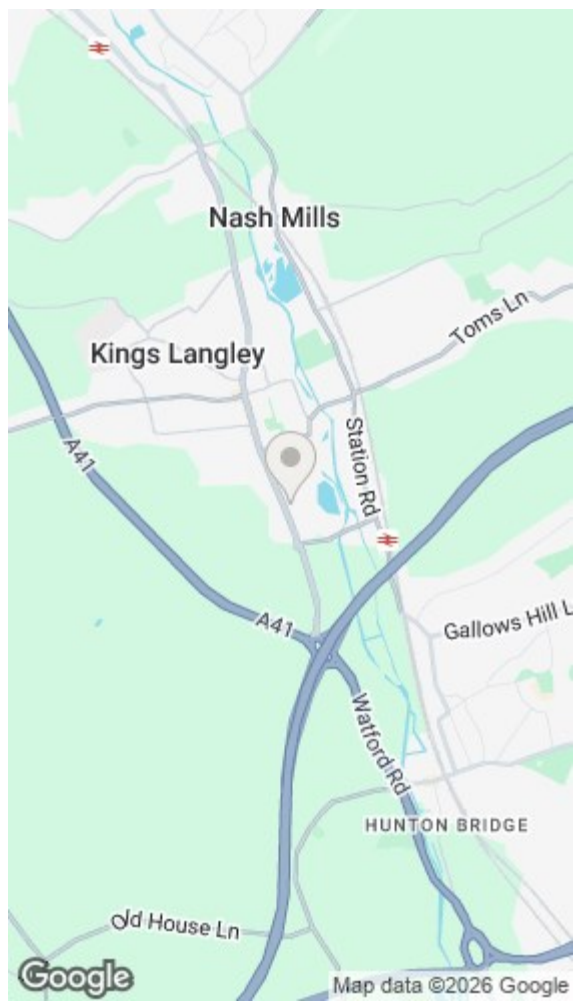
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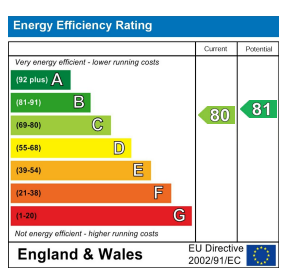


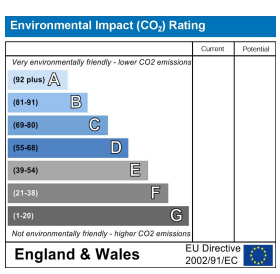


Total area: approx. 165.0 sq. metres (1776.2 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.







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* FABULOUS FAMILY HOME * FOUR BEDROOMS * TWO RECEPTIONS * KITCHEN/DINER WITH APPLIANCES * THREE BATHROOMS * DRIVEWAY PARKING * GARDEN *





Ground floor
The hallway leads to a spacious reception room, dining room and guest WC. A fitted kitchen, large enough for a dining table leads to the garden via double doors.

First floor
A good sized bedroom and en-suite shower room overlook the garden. There are two further bedrooms, one of which is a double and a family bathroom.

Second floor
An indulgent, wonderfully bright and airy 22 foot bedroom and en-suite shower room.

Outside
A lawned wrap around front garden with border, with a driveway to accommodate two cars.

A decked garden with steps leading to a lawned area, with garden shed.

Please note that there is an estate management fee of £570 per annum.

Distance to Stations
Kings Langley Station (0.5 Miles)
Apsley Station (2.0 Miles)
Hemel Hempstead Station (3.5 Miles)
Watford Junction Station (4.2 Miles)
Berkhamsted Station (7.1 Miles)

Distance to Schools
Kings Langley Primary School (0.9 Miles)
Kings Langley Secondary School (1.1 Miles)
The Divine Saviour Junior Mixed & Infant School (1.5 Miles)
Tanners Wood Junior Mixed & Infant School (1.5 Miles)
Breakspeare School (1.6 Miles)
Abbot's Hill School (1.7 Miles)
Abbots Langley School (2.0 Miles)

Agent's Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.

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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.







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