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**Abbots Langley**

GUIDE PRICE £550,000

# Abbots Langley

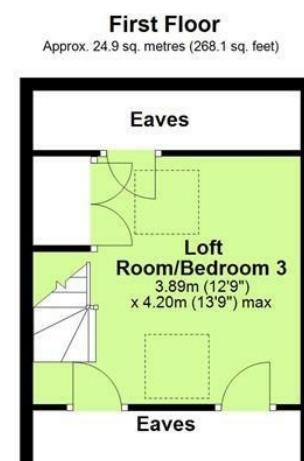
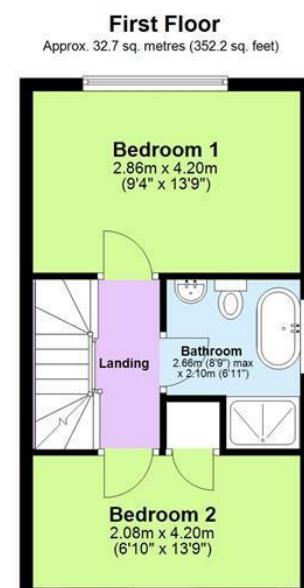
## GUIDE PRICE

£550,000

Sterling are delighted to offer to market this charming semi detached dwelling, located in the quiet cul de sac of Abbey Drive, Abbots Langley. The property has been heavily improved by the current owners, thus bursting with modern elegance and style. This property boasts a large reception room, updated kitchen/dining area, conservatory, downstairs cloakroom, two bedrooms, one bathroom and stairs rising to a loft room giving it a great degree of flexibility.

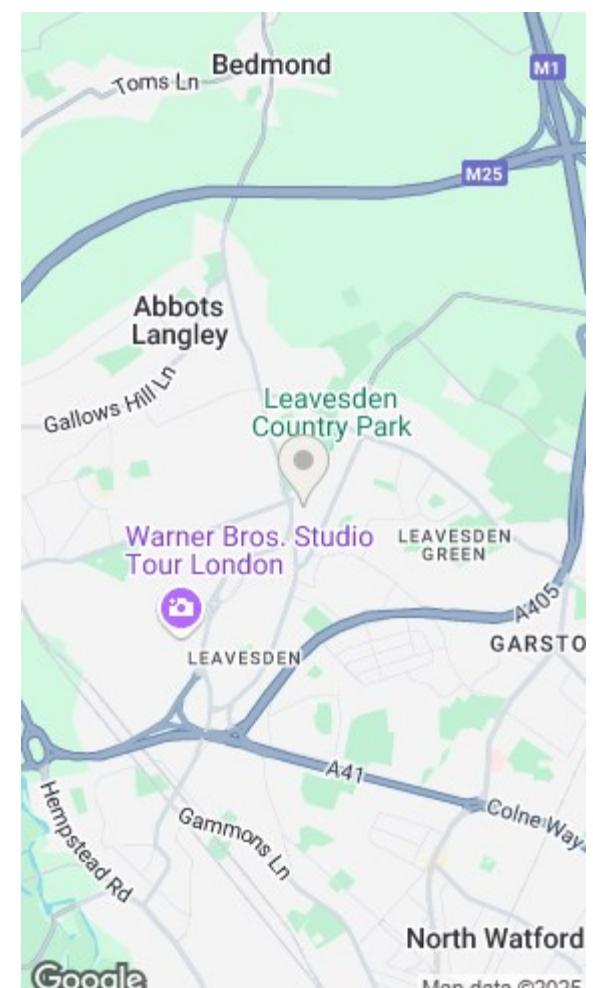


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Total area: approx. 116.2 sq. metres (1250.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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





Quiet Cul De Sac Location



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Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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. 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 property has been extensively updated and modernized by the current owners, creating an inviting living space with a seamless flow throughout. Internally, the accommodation includes an entrance hall, a downstairs WC, a spacious living room, a kitchen/dining area, and a conservatory. On the second floor, there are two well-proportioned bedrooms and a recently updated four-piece bathroom suite. Stairs from the landing lead to the loft room, an ideal space for guests. The loft room is complete with Velux windows and eaves storage at both the front and rear.

**The Exterior**  
The front garden is enclosed by mature hedging, offering excellent privacy, with a good-sized driveway leading to a single garage. At the rear of the property, you'll find the main part of the garden, fully enclosed and primarily laid to lawn, extending to a spacious patio area.

**The Location**  
Abbey Drive, Abbots Langley is a residential street located in the village of Abbots Langley and is situated near Watford and is part of the Three Rivers District. The village of Abbots Langley boasts a variety of shops, cafes, and essential services. Residents benefit from a selection of schools, parks, and recreational facilities, as well as good transport links. Major roads like the M1 and M25 motorways are easily accessible, providing convenient connections to nearby towns and London.

Agents Information For Buyers



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