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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

GUIDE PRICE £750,000

# Kings Langley

GUIDE PRICE

£750,000

An exceptional four bedroom detached 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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## Ground Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



## First Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



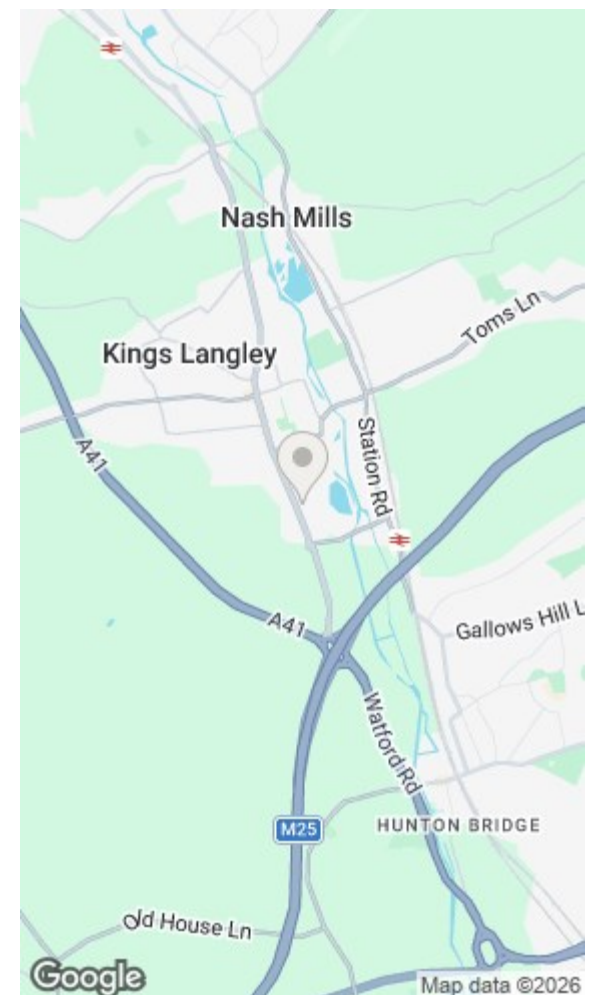
## Second Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



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

All measurements are approximate.  
Plan produced using PlanUp.



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| A                        | A         | A  | A         |
| B                        | B         | B  | B         |
| C                        | C         | C  | C         |
| D                        | D         | D  | D         |
| E                        | E         | E  | E         |
| F                        | F         | F  | F         |
| G                        | G         | G  | G         |

Current Energy Rating: 80  
Potential Energy Rating: 81

Current Environmental Impact Rating: A  
Potential Environmental Impact Rating: A





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



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**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 small front garden with border and lawn, with a driveway to accommodate two cars.

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

**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 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 conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.

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