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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

OFFERS IN EXCESS OF

£425,000

A delightful semi detached character cottage close to the High Street of Kings Langley and with the additional bonuses of attic room and detached garden cabin with ensuite shower room. Early viewings are highly recommended to avoid disappointment.



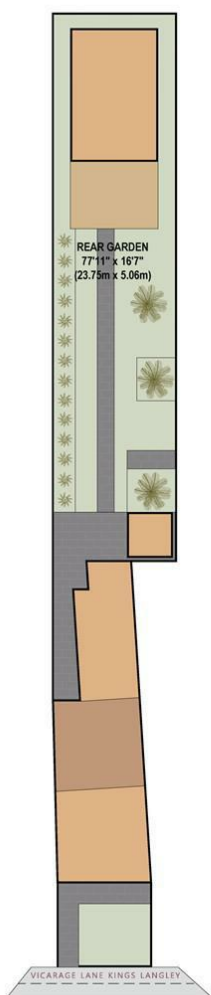
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## VICARAGE LANE

KINGS LANGLEY

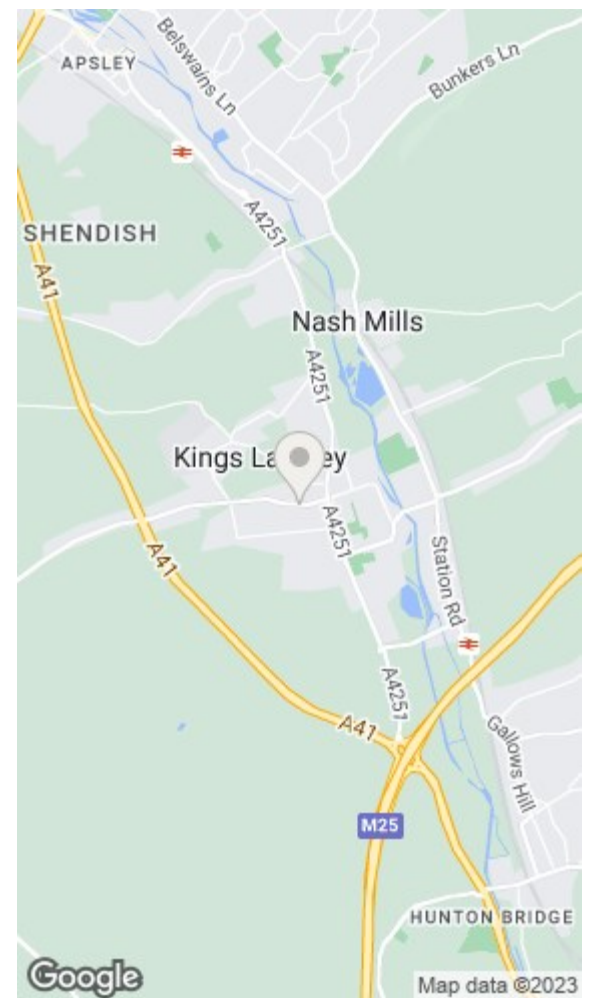
Approximate Gross Internal Floor Area

929 sq. ft / 86.29 sq. m (Including Loft & Outbuilding)  
617 sq. ft / 57.30 sq. m (Excluding Loft & Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



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		(82 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	
EU Directive 2002/91/EC	78	EU Directive 2002/91/EC	
England & Wales		England & Wales	





Located a stones throw from the High Street and amenities of this wonderful location.



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#### Ground Floor

A front door opens to a pleasant front room which has a window to the front, solid wood floorboards and fireplace with decorative surround. Moving through the living room you reach the dedicated dining room where stairs rise to the first floor, a window overlooks the rear garden and an opening leads to a rustic style kitchen which has a door opening to the rear garden and window to the side. Beyond the kitchen a door opens to a ground floor bathroom which is fitted with a white three piece suite comprising panelled bath unit, low level wc and wash basin.

#### First Floor

Moving upstairs there is a landing area which has a hatch opening to a fully boarded attic room which include storage into the eaves spaces and Velux window to the rear. The principal bedroom is at the front of the property while the second bedroom overlooks the rear.

#### Outside

To the front of the property is a low level picket fence enclosing a small courtyard area leading to the front door. Directly to the rear of the house is a flagstone patio area with pathway dissenting the lawn and leading to the rear boundary where there is an area laid with slate shingles enclosed by raised railway sleepers and leading to the detached garden cabin which has double doors with windows to either side, power and light. There is a shower room within the garden cabin ensuring it can be used for a variety of purposes.

#### The Location

Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes.

The population of Kings Langley is circa 5,000. There is a vibrant village High Street and close access to beautiful countryside walks. Housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovington.

#### Agents 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. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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