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you to **sell** or **let** your property?
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Temptation comes in many forms...



Kings Langley
£640,000

Kings Langley

£640,000

Situated on a popular residential no-through road within easy walking distance of both Kings Langley High Street and Station is this beautifully presented two bedroom bungalow. Offered to the market in superb decorative order throughout the property has been extended to provide a superb 'L' shaped, open-plan kitchen/diner/living room. There is also a large timber cabin at the rear of the garden which could make a superb gym, studio or work from home space. An internal inspection is essential to fully appreciate the space and quality of this wonderful home.

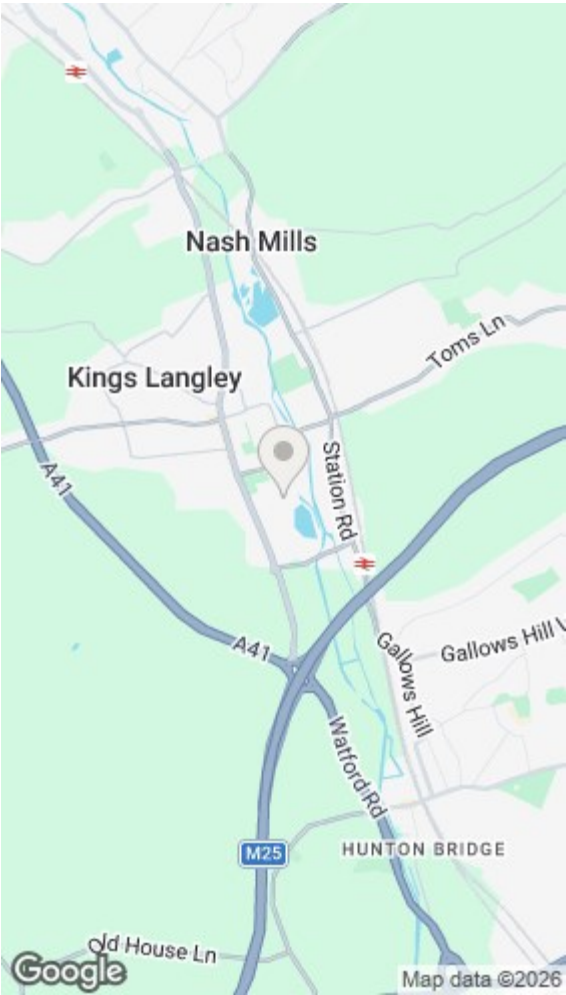


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Ground Floor
Approx. 88.3 sq. metres (950.9 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC





A stunning two bedroom bungalow within walking distance of both Kings Langley High Street and Station.



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The Accommodation

On entering the property you find yourself in a spacious hallway with integrated storage and doors leading to all accommodation. To the front of the property is the main bedroom - a generous double which is flooded with natural light. The second bedroom is a generous single. The family bathroom has been recently refitted with a white three piece suite comprising claw-foot bath with shower over, low level WC and wash hand basin. The hallway benefits from a WC and leads to a useful utility room with space and plumbing for a washing machine. From here doors open to the kitchen and the living room. The living room is a lovely, cosy space with a wood burning stove. The living room opens to a generous kitchen/diner which has been comprehensively fitted with a range of base and eye level units, including a large kitchen island with breakfast bar seating. A large roof lantern ensures that this space is bright and airy and bi-fold doors provide access to the garden.

Outside

The front of the property is laid to gravel providing off-road parking. The rear garden is laid mostly to lawn and is surrounded by mature borders with a patio area directly to the rear of the house, ideal for entertaining. At the rear of the property is a large timber garden cabin with power and light, ideal for use as a home gym, studio or even as a work from home space.

The Location

Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive. The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

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 should an offer be successful. 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 and proof of funds.

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