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# Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £400,000

# Kings Langley

OFFERS IN EXCESS OF

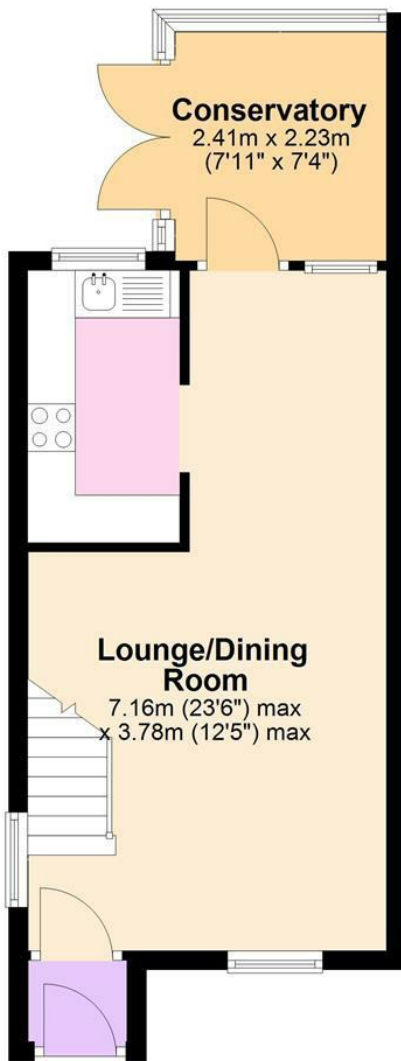
£400,000

Situated on a quiet residential cul-de-sac within easy walking distance of both Kings Langley station and High Street is this well presented, two bedroom semi-detached home. Offered to the market with the benefit of no upper chain, and potential to extend STPP. The property also boasts a secluded garden and off-street parking. An internal inspection is essential.

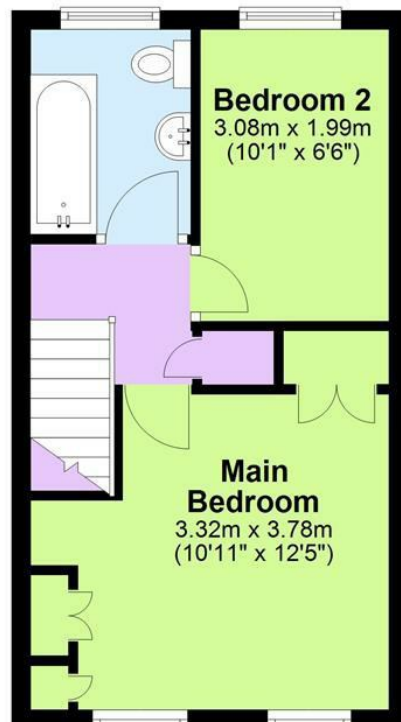


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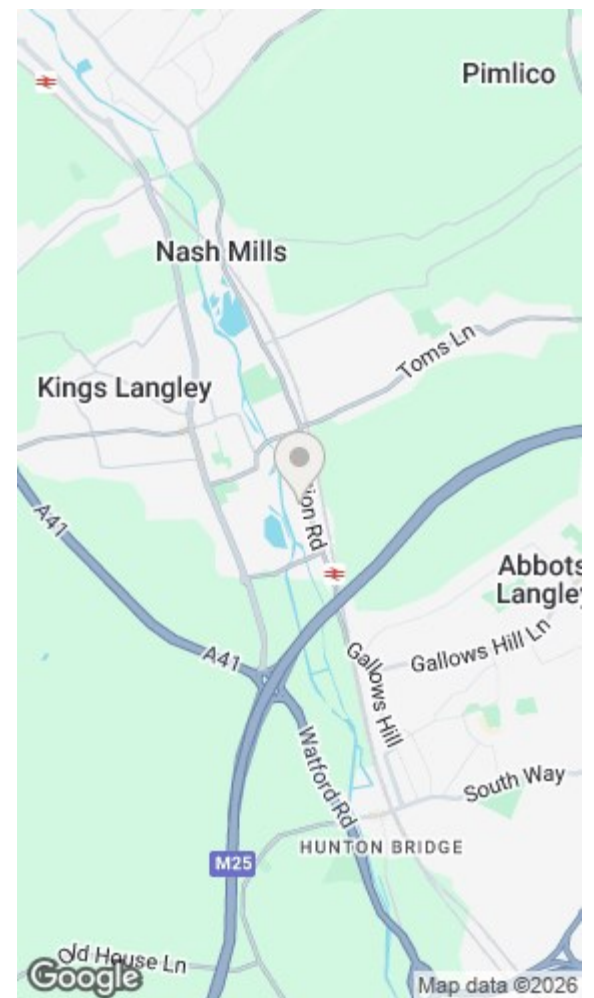
**Ground Floor**  
Approx. 33.7 sq. metres (362.2 sq. feet)



**First Floor**  
Approx. 27.1 sq. metres (291.2 sq. feet)



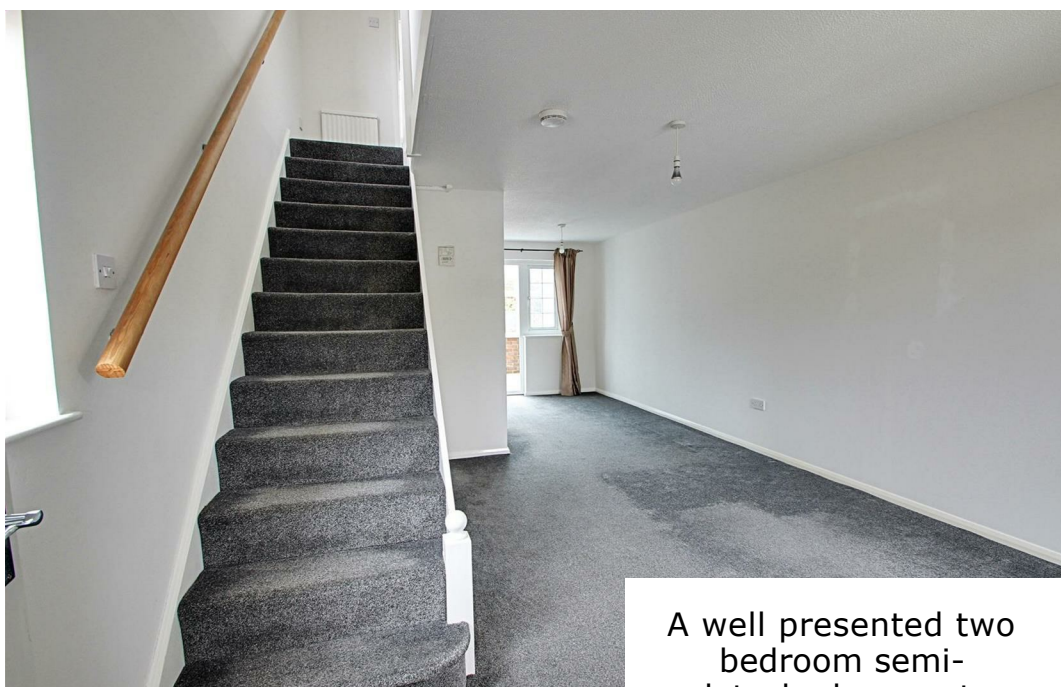
Total area: approx. 60.7 sq. metres (653.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	87		

England & Wales EU Directive 2002/91/EC





A well presented two bedroom semi-detached property with the benefit of no upper chain.



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#### Ground Floor

A useful entrance porch leads to the main reception room - a dual aspect room with stairs, with storage cupboard under, rising to the first floor which provides plentiful space for separate living and dining areas. French doors open to the bright conservatory and a doorway leads to the kitchen which has been fitted with a range of base and eye level units with integrated appliances.

#### First Floor

From the landing doors open to all first floor accommodation and the airing cupboard. The main bedroom is a generous double with the benefit of integrated storage. The second bedroom is a good sized single and would make a great home-office. The bathroom is fitted with a white three piece suite comprising low-level WC, wash-hand basin and a bath with shower over.

#### Outside

To the front of the property is a grassed area with a path leading to the front door. Driveway parking for one vehicle leads to the side access. The rear garden is fully enclosed and is laid mostly to lawn edged by mature borders. Directly to the rear of the property is a patio area, and to the side a large, timber shed.

#### 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. 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.



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