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Kings Langley

GUIDE PRICE £885,000

Temptation comes in many forms...

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Kings Langley

GUIDE PRICE

£885,000

Rare to the market and boasting a large southerly plot in a peaceful no through road setting within walking distance of the mainline train station. A 2,000 sq ft, extended, detached, character home offering the perfect opportunity to modernise to become your forever family home.

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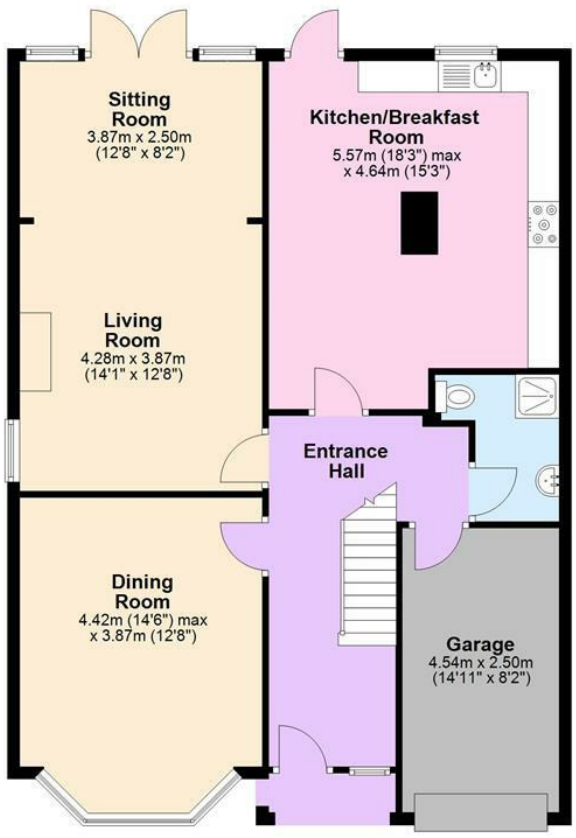

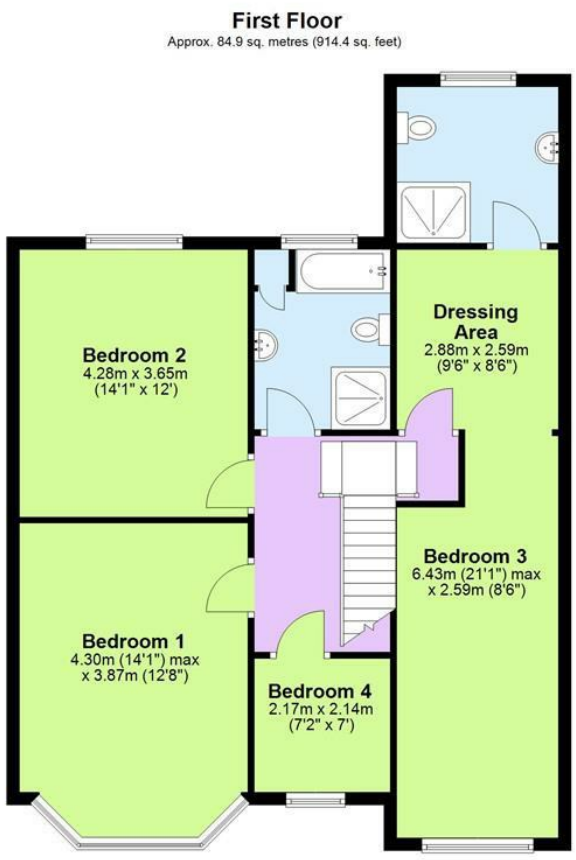

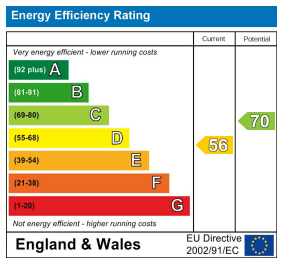

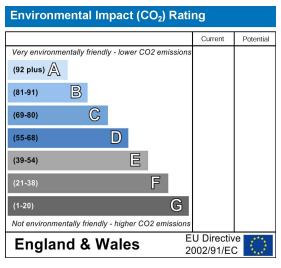

Total area: approx. 186.1 sq. metres (2002.7 sq. feet)

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Plot, position and potential alongside a superb location and sold with no upper chain.

Ground Floor
A storm porch leads to the front door which opens to a spacious reception hallway where stairs rise to the first floor. From the hallway a door leads to a useful ground floor shower room which also has a basin unit and wc. The current owners use the front room with a bay window as a dedicated dining room which also has a picture rail. The living room with separate sitting area is positioned at the rear of the property with a feature 'porthole' window to the side and French doors opening to the rear garden. The open plan kitchen/breakfast room is also positioned at the rear with window overlooking the garden and lovely stable door opening to the extensive patio area.

First Floor
There is a split level landing area with stairs to the left and east wings of the first floor. To one side are three bedrooms and the family bathroom and to the other side is bedroom four which has a separate dressing room and ensuite bathroom - this could easily be split into two bedrooms should five bedrooms be required. There is a hatch to an impressively proportioned attic space which could also be converted.

Outside
To the front of the property is an extensive driveway providing ample parking and leading a single garage with an electric roller door. To the side is a pedestrian gate which gives access to the rear garden where there is a large flagstone patio directly to the rear of the house leading to the main portion of the garden which is laid to lawn. Southerly in aspect the garden is very mature with a variety of shrubs and boarders throughout alongside a number of fruit trees and a timber framed garden shed in one corner. A particular note of interest is the Anderson bunker positioned towards the back section of the property.

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 retains a real community feel, evident along the high street by the almost exclusive presence of independent retailers; a health shop, a butchers, an art gallery, a deli, a gift shop and a coffee shop, just mention a few. On the edge of the village Wayside farm sells fresh produce and delicious jersey milk. This choice is boosted further by a monthly high street market. A doctors' surgery, dentist, optician, osteopath, pharmacy, library, post office and spar cater for practical living, locally. 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.

Sports & Leisure
Within the village there are a wide variety of groups and clubs catering for all ages and interests; a dance and drama school, toddler groups, a choir, football team, cricket club, Pilates studio and a yarn bombing group - who regularly decorate the high street with their colourful creations. The Community Centre regularly hosts village events and the Summer Carnival and Christmas Lights switch-on are firm calendar fixtures.

On Your Doorstep
A few minutes walk from any point in the village and you'll find yourself in stunning countryside. Alternatively see if you can spot the resident herons or King Langley's own Loch Ness Monster as you amble or cycle along the peaceful canal that runs through the centre of the village. East will take you to Apsley and Hemel Hempstead and west will take you through the grounds of London's Country Hotel, The Grove. No less than 10 pubs, restaurants or cafes in the village will be delighted to refuel you on your return!

Agents Information For Buyers
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