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you to **sell** or **let** your property?
Contact us for a **free valuation**
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Temptation comes in many forms...



Kings Langley
OFFERS IN THE REGION OF £575,000

Kings Langley

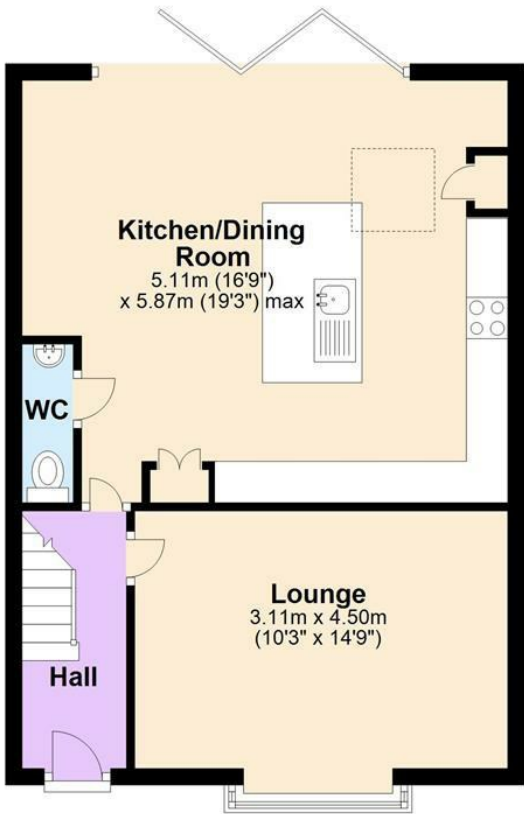
OFFERS IN THE REGION OF

£575,000

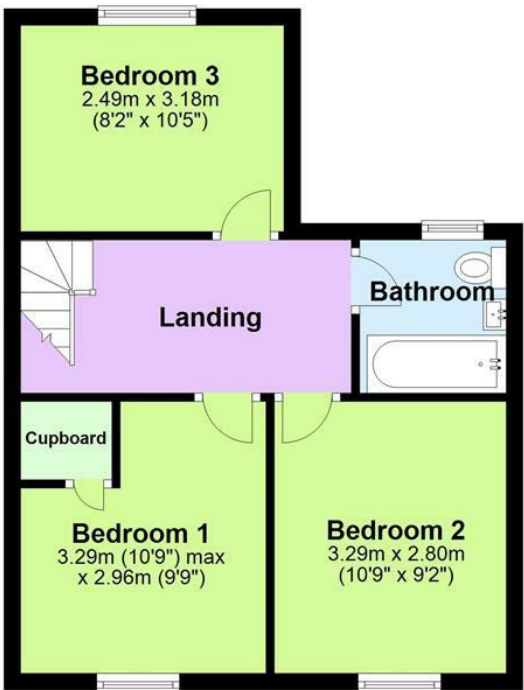
A stunning extended three double bedroom mid-terraced house located within walking distance to Kings Langley High street and well situated for local schools, benefiting from a landscaped rear garden & open plan kitchen/dining room.



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Ground Floor
Approx. 49.0 sq. metres (528.0 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.5 sq. feet)

Total area: approx. 88.0 sq. metres (947.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

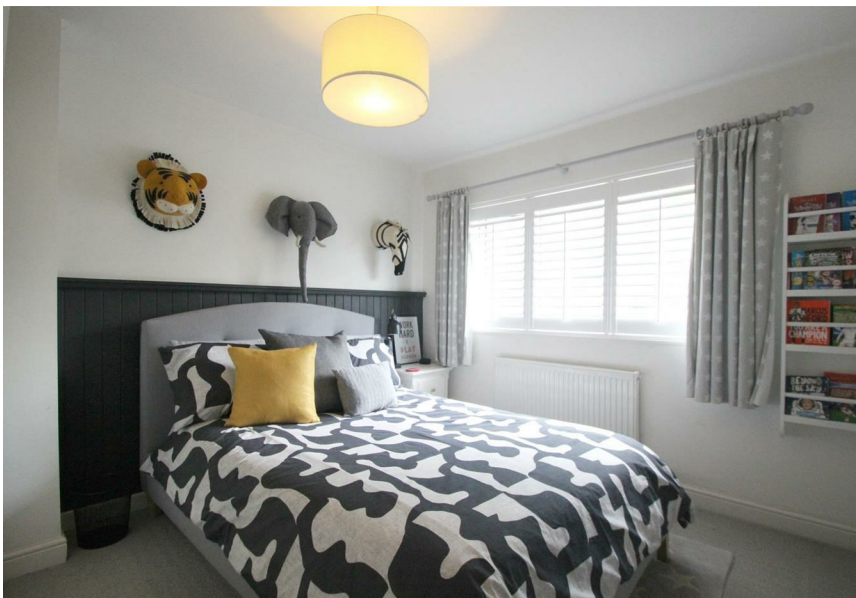


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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	





Tastefully designed



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Ground floor
A spacious hallway with stairs rising to the first-floor accommodation. The entrance hall has doors opening into the living room and kitchen/dining room. The living room has a UPVC double glazed bay fronted window and a feature electric fireplace. The kitchen/dining room has been newly re-fitted and is the undoubted feature of the property. With UPVC double-glazed bi-folding doors opening out to the rear garden the kitchen has been re-modelled and designed. Integrated appliances and ample quartz veneer work surfaces.

First floor
A large landing area has doors leading to all three bedrooms and the family bathroom on the first floor. The main bedroom has a fitted cupboard and overlooks the front of the house, bedroom two also faces out to the front and bedroom three of the house is located to the rear. All bedrooms are serviced by the family bathroom, which includes a roll-top bath with overhead shower, w/c, and washbasin.

Outside
The rear garden is mainly laid with artificial grass and has sleepers on either side with flower beds. A decking area is positioned to the rear of the property overlooking the garden which is perfect for al fresco dining. There is also a gate to the rear of the property.

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 Bovingdon.

Agents Notes
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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