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



Abbots Langley

OFFERS IN EXCESS OF £800,000

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A mature family home circa 1700 sq ft boasting a formal living room, 'L' shaped kitchen/dining/family room with separate utility, four bedrooms, large family bathroom and good size Southerly facing garden. Garage & driveway to the front.

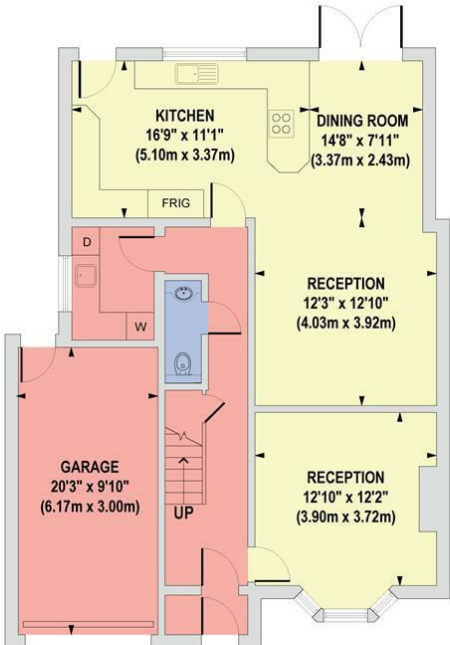
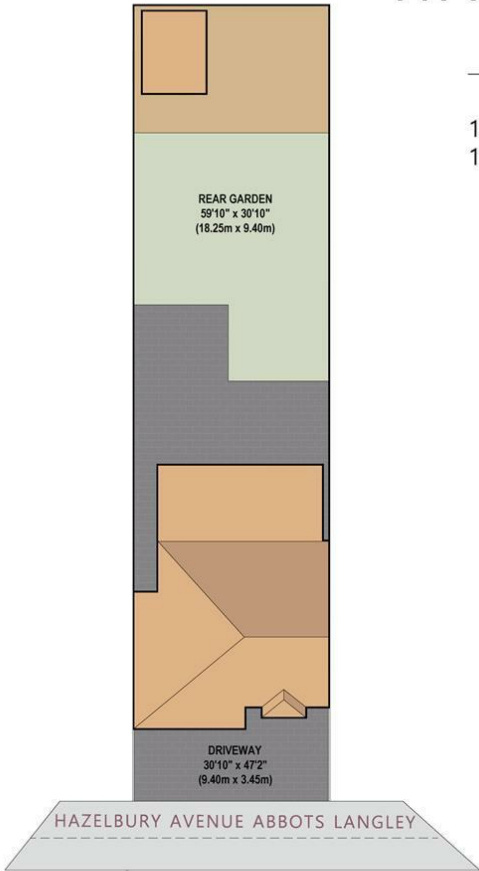


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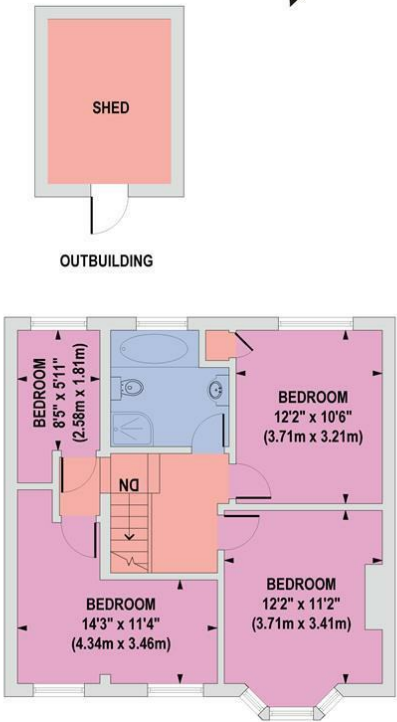
HAZELBURY AVENUE

ABBOTS LANGLEY

Approximate Gross Internal Floor Area
1712 sq. ft / 159.13 sq. m (Including Garage)
1513 sq. ft / 140.62 sq. m (Excluding Garage)



GROUND FLOOR



FIRST FLOOR

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.



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







Within walking distance to both Abbots Langley High Street and Kings Langley train station.



Ground Floor

A spacious entrance hall welcomes you into the property with stairs directly in front of you rising to the first floor landing. To the right hand side a door opens to a traditional 'front room' which has a bay window to the rear and open grate fireplace. Moving down the hallway there is a wc on the left hand side and a door opening to a dedicated utility room which is fitted with a range of base and eye level units with window to the side. Directly in front of you is a door which opens to magnificent entertaining space. Zone into three sections comprising of a kitchen/breakfast room, dining room and second reception room this is a wonderful space to entertain family and friends throughout the year and has doors opening directly to the rear garden.

First Floor

A landing area has accommodation to both the West and East sides of the property. To one side there is a first and second bedroom with large family bathroom which has been fitted with a white suite comprising panelled bath with separate shower cubicle, floating wash basin and low level wc. Bedroom three is on the other side of the landing and has two windows to the front while bedroom four overlooks the rear garden. There is excellent scope for conversion of the attic space STNP should even more accommodation be required.

Outside

There is an extensive block paved front driveway which leads to the wider than average garage which has power and light and pedestrian door opening to the rear garden. Southerly facing in aspect, the rear garden is undoubtedly a wonderful feature of this mature family home. There is an extensive flagstone patio area directly to the rear of the house which also has two brick built raised flower planters and leads to the main portion of the garden which is laid to lawn. At the rear boundary is the 'entertaining deck' which runs the full width of the garden and where the timber framed cabin is positioned. The whole garden is fully enclosed by fencing.

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The Location

Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159).

Hertfordshire's answer to Hollywood!

Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios.

Village Amenities

Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead.

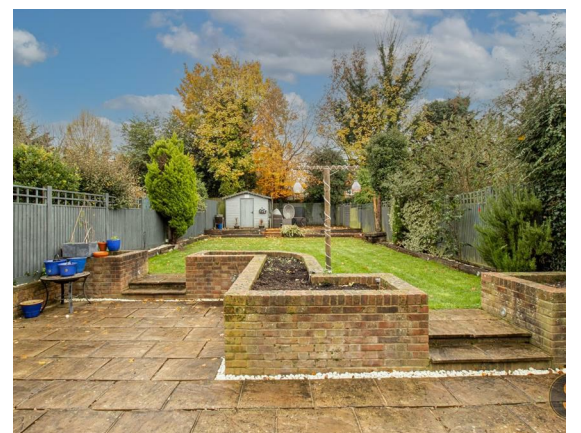
Transport Links

Kings Langley mainline station is only a 10 minute walk from the property, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

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. 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.



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