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**Kings Langley**  
OFFERS IN EXCESS OF £375,000

# Kings Langley

OFFERS IN EXCESS OF

£375,000

Situated on a quiet, residential cul-de-sac within easy walking distance of Kings Langley Station and High Street is this two bedroom mid-terrace home. With accommodation briefly comprising open-plan living/dining room, kitchen, conservatory, two bedrooms and a bathroom the property also benefits from a private rear garden and a garage 'en-bloc'.

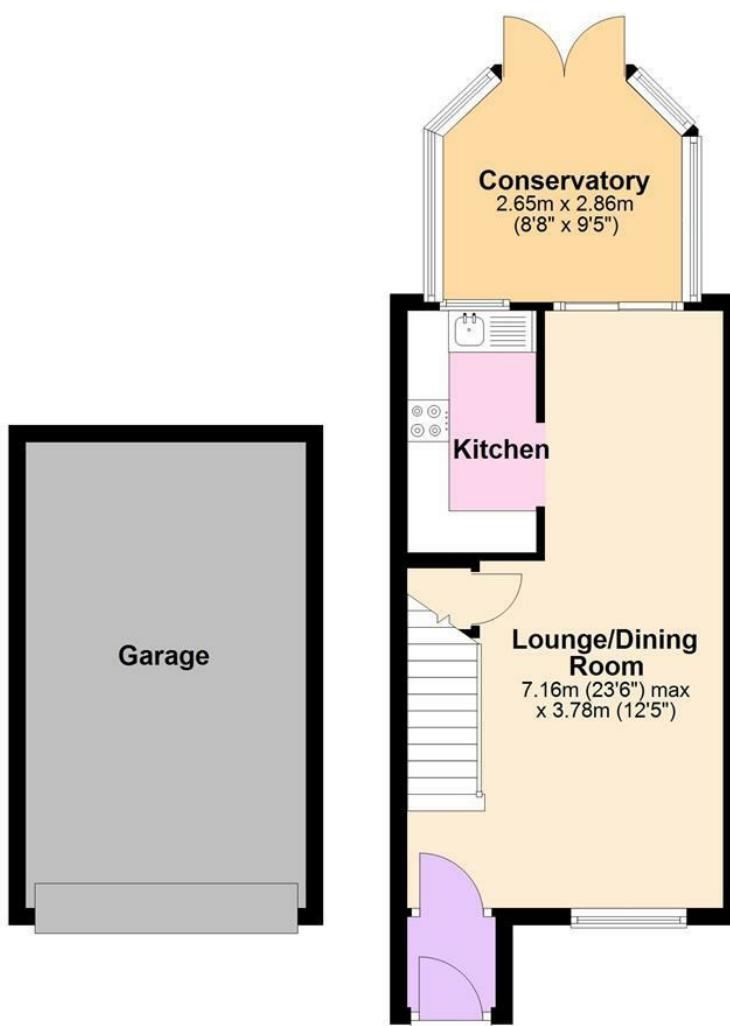


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## Ground Floor

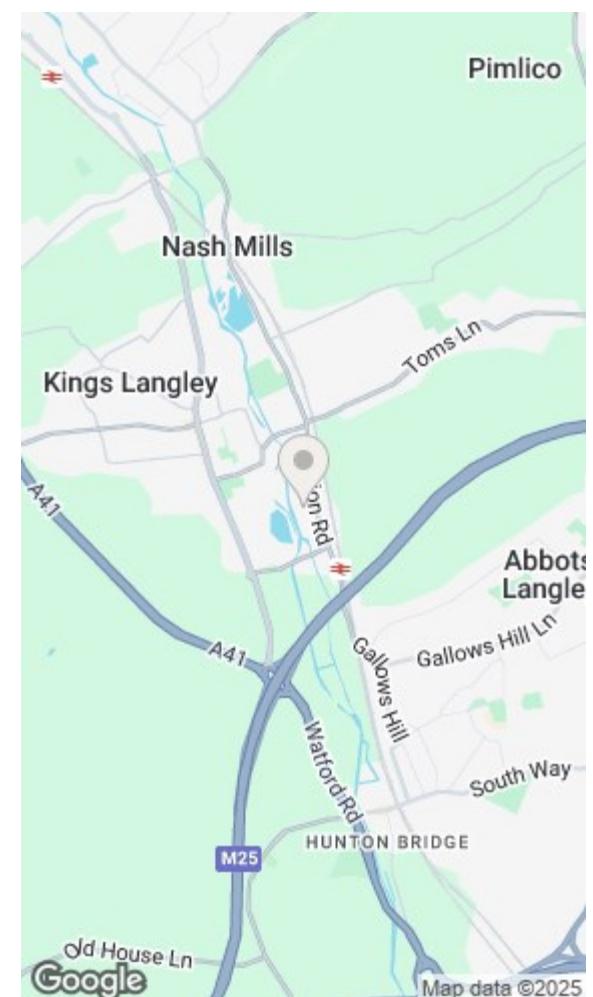
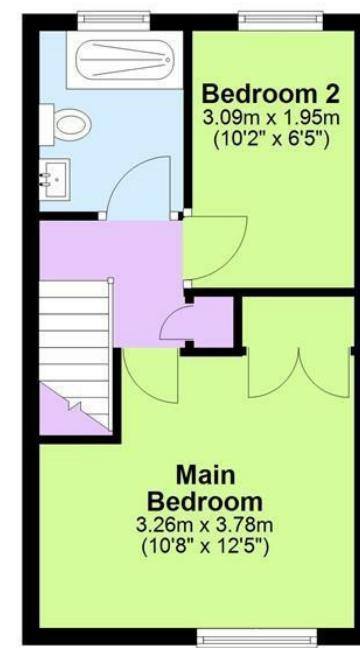
Approx. 54.5 sq. metres (587.2 sq. feet)



Total area: approx. 81.7 sq. metres (878.9 sq. feet)

## First Floor

Approx. 27.1 sq. metres (291.7 sq. feet)



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(38-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(38-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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A well presented, bright and spacious two bedroom home situated on a popular residential cul-de-sac.



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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.



**Ground Floor**  
On entering the property via a useful entrance porch you find yourself in the open-plan Living/Dining Room which is a bright and airy dual aspect room with stairs rising to the first floor. From here both the kitchen and conservatory are accessed. The kitchen is fitted with a range of base and eye level units with space for free-standing appliances and a window to the conservatory. The conservatory is of a modern UPVC construction and benefits from a radiator making it a usable space all year round. Double doors open to the rear garden.

**First Floor**  
The landing provides access to all first floor accommodation as well as a storage cupboard and the loft space. The main bedroom is to the front of the property and is a well proportioned double bedroom with the benefit of built-in storage. The second bedroom is a comfortable single or would make a superb nursery or home office. The bathroom is fully tiled and has been recently refitted with a white suite comprising shower cubicle, WC and wash-hand basin.

**Outside**  
The rear garden is Westerly in aspect, enclosed by fencing and is laid mostly to lawn. There is a large timber storage shed to the rear of the garden and access to the garage. The garage is 'en bloc' and is accessed via an up-and-over door.

**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



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