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# Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £425,000

# Kings Langley

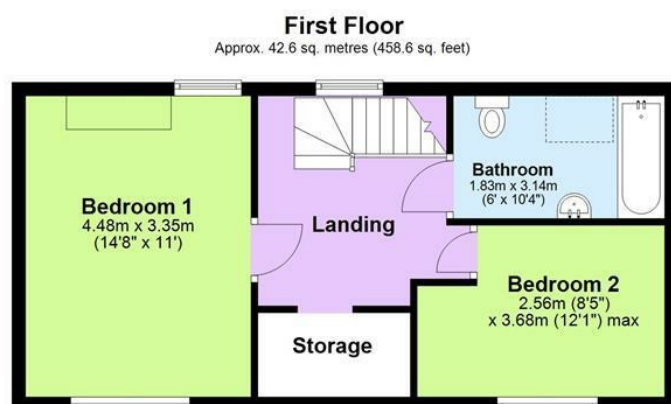
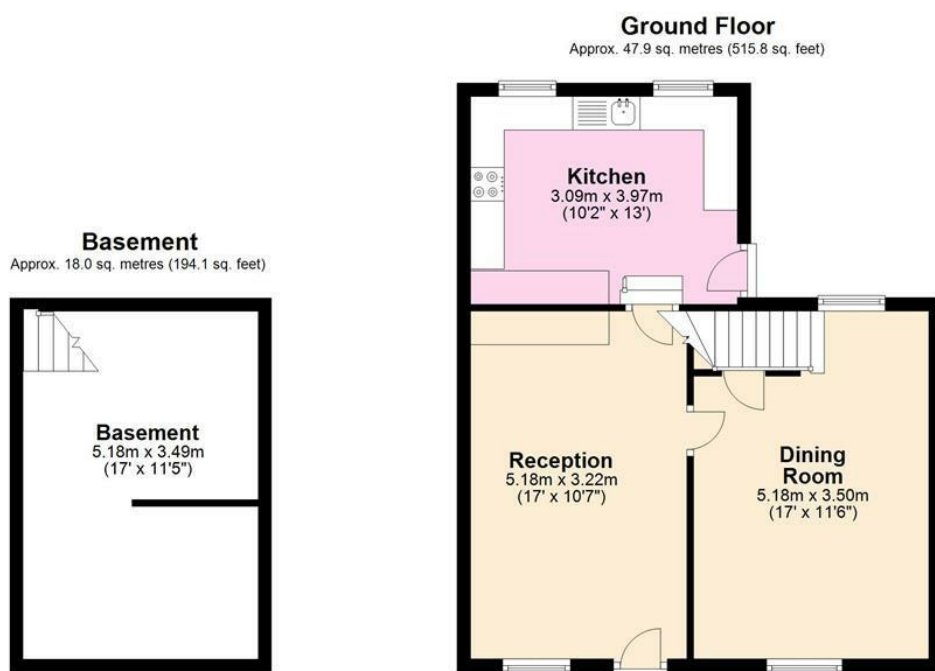
OFFERS IN EXCESS OF

£425,000

Located on the sought-after Kings Langley High Street, this charming two-double-bedroom, Grade II listed character cottage combines period features with modern convenience 2 reception rooms and useful large basement. The property boasts original exposed beams, a cozy living area with a feature fireplace, and a spacious kitchen leading out to a private, well-maintained garden. Upstairs, two generously sized double bedrooms provide comfortable living space. Offered with no upper chain, this cottage is ideally positioned within walking distance of local shops, cafes, and Kings Langley Station, offering direct links to London via Euston Station.

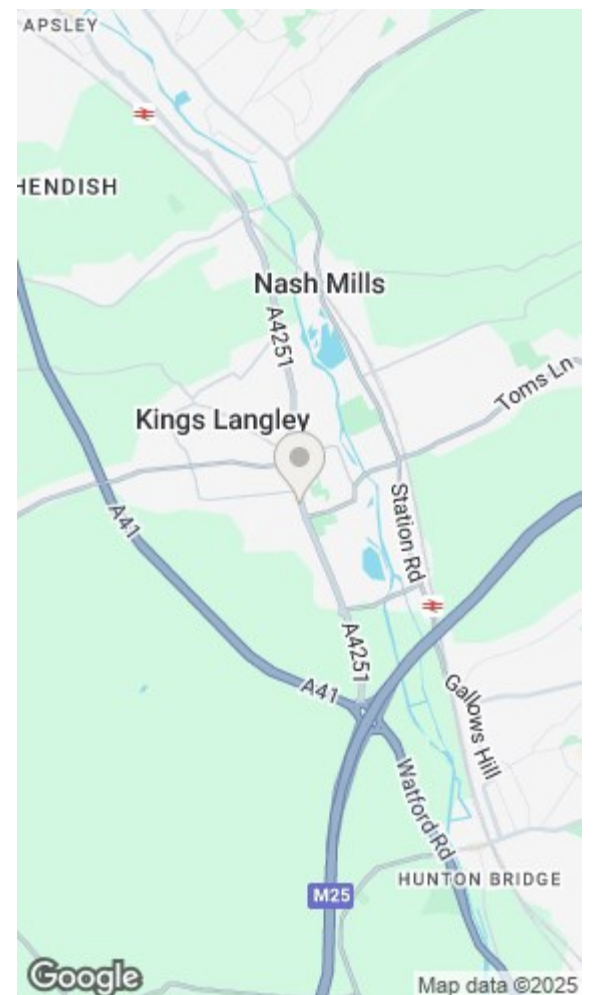


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Total area: approx. 108.6 sq. metres (1168.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.







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#### The Accommodation

The front door opens directly into the living room, where period charm abounds with a feature fireplace and original exposed wooden beams, creating a warm and cozy atmosphere. From this room, doors provide access to the kitchen at the rear and the adjacent dining room. The kitchen, set slightly above the living room level, combines rustic character with functionality. It features a mix of freestanding and integrated appliances, ample counter space, and tasteful cabinetry, and offers direct access to the private rear garden.

The dining room, accessible through a doorway from the living area, continues the cottage's charming aesthetic with exposed beams that add character and depth. This room serves as a versatile space for formal dining or a casual family gathering area. From here, you'll find access to both the basement—a useful space for additional storage or potential development—and the staircase leading to the first floor.

On the first floor, two well-proportioned bedrooms offer comfortable living quarters, each with plenty of natural light and space for storage. A thoughtfully designed bathroom suite includes a combination bathtub and shower, classic fixtures, and elegant tiling. Additional storage is also available on this floor, making the most of the cottage's layout.

#### The Exterior

The rear garden features a paved patio, which leads up a set of steps to the main garden area. The upper level is thoughtfully laid with low-maintenance artificial grass, providing a lush, green look year-round without the upkeep. Bordered by mature shrubs and decorative planters, this private garden offers a peaceful retreat, perfect for relaxing or hosting gatherings in a tranquil outdoor setting.

#### 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.

The property is within close proximity to a range of transport links to include the M25/M1/A41, and Kings Langley train station providing a fast and regular service to London Euston and only a 15 minute drive to underground stations on the Metropolitan line.

#### Agents 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 should an offer be successful. 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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