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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
and let's see if we can tempt you!

Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £750,000

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£750,000

A wonderful chance to purchase a mature family home with open plan kitchen/dining room, two further reception rooms, four good size bedrooms and boasting a rear garden of circa 100ft with a timber framed garden cabin.

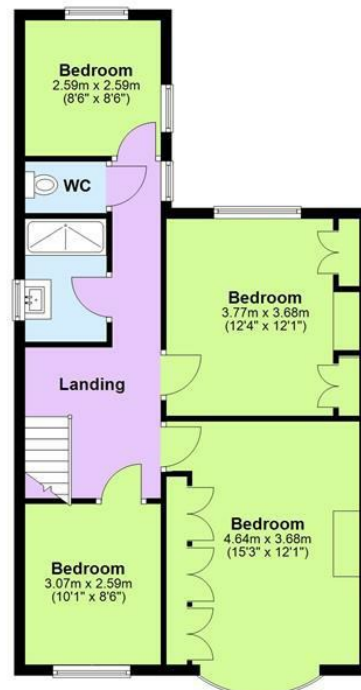


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Ground Floor



First Floor



Total area: approx. 187.7 sq. metres (2020.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



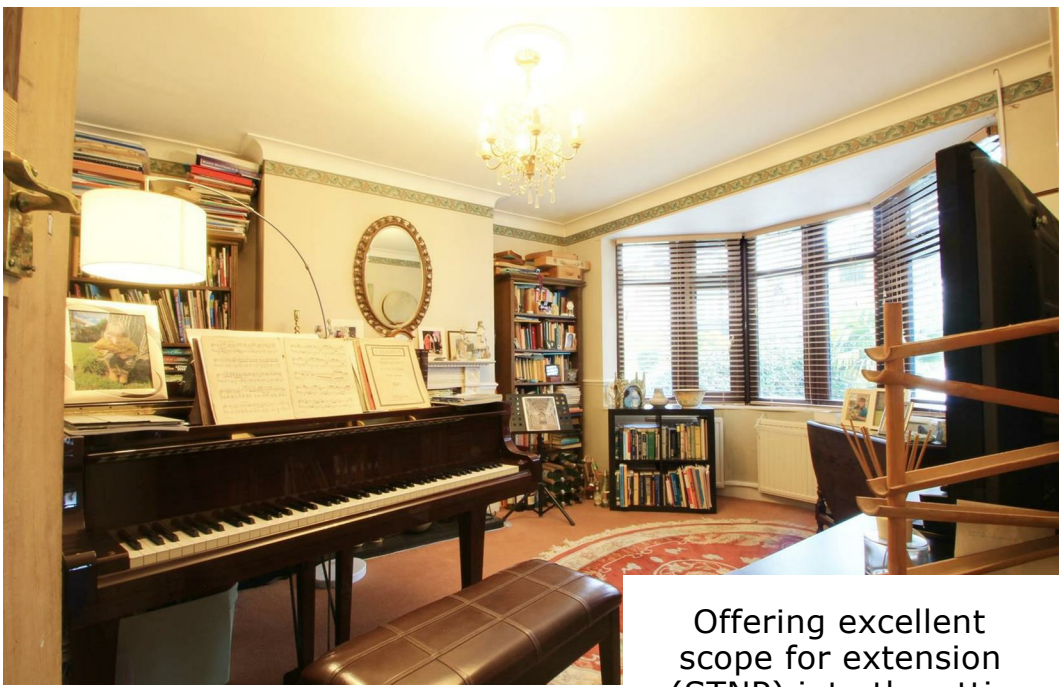
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F 1-20) G Not energy efficient - higher running costs	81	Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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Offering excellent scope for extension (STNP) into the attic space and a delightful outlook to the rear.



Ground Floor

A useful entrance porch opens to a good size reception hallway which has stairs rising to the first floor and doors opening to the ground floor accommodation including the ground floor cloakroom which is fitted with a white two piece suite. Dominated the rear of the property is a wonderful 'L' shaped eat in kitchen/breakfast/family room which opens directly into a formal living room. A generously proportioned 'front' room also provides a good degree of flexibility which can be used as a family room, music room or even formal dining room.

First Floor

The first floor landing area has doors opening to all four bedrooms and to the family bathroom. There is a separate wc and a hatch opening to the attic space which has excellent scope to convert STNP.

Outside

There is a front driveway leading to a single garage with electric roller up and over door. A raised patio area directly to the rear of the house leads to the main portion of the garden which is mainly laid to lawn with a variety of mature beds and borders throughout. At the rear of the garden is both a timber framed shed and a garden cabin which is fully insulated with power, light and has been used as a dedicated home office for a number of years.

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The Location

This home is located close to the High Street of this highly sought-after village which offers an excellent range of local shops, cafés and restaurants, post office, library and public houses. The popular Common has a village cricket club and is very much part of village life. There is both a village primary and secondary school as well as the private school of Abbots Hill. Further private schooling is available within the area too.

The larger towns of Hemel Hempstead (approximately 2 miles north) and Watford (approximately 2 miles south) offer a comprehensive range of shopping and services. Kings Langley mainline station provides a regular service to London Euston and is approximately 0.6 miles away. The M25 at Junction 20 provides access to the motorway network and London airports. The area is well serviced with recreational and entertainment facilities including The Grove at Chandlers Cross with golf and restaurant/spa facilities.

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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