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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

ASKING PRICE £675,000

# Kings Langley

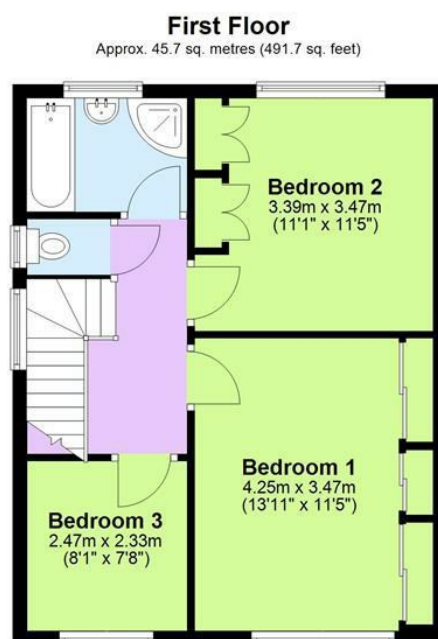
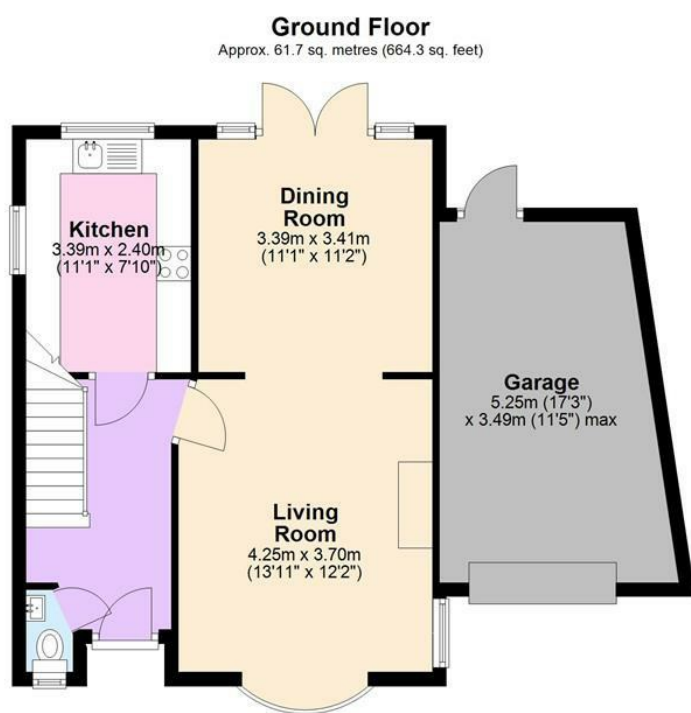
ASKING PRICE

£675,000

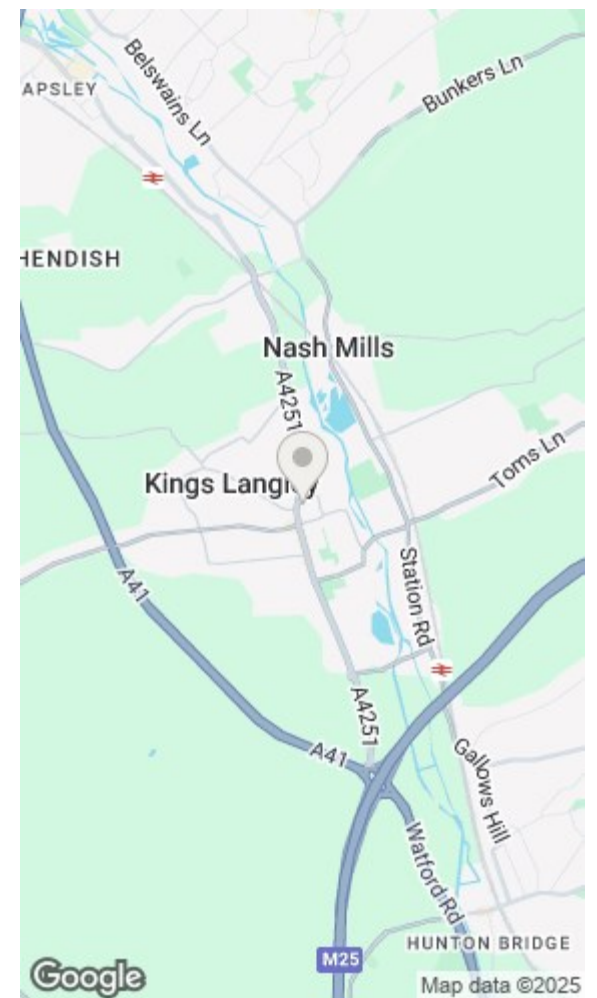
Ideally positioned in a cul-de-sac location just off the High Street is this wonderful 3 bedroom detached property with amazing scope to extend (STNP) and boasting an impressive rear garden. Offered for sale with no upper chain we anticipate demand to be exceptionally high so early enquiries are critical.



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Total area: approx. 107.4 sq. metres (1156.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A rare chance to purchase a detached house in a cul-de-sac setting just a stones throw from the High Street.



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#### Ground Floor

Set back from the road and accessed via the driveway or path the front door opens to a spacious and bright entrance hall with stairs rising to the first floor and doors opening to the Living Room, Kitchen and WC. The Living Room is a lovely, dual aspect room with feature fireplace and wooden floors. This room opens to the Dining Room which, in turn opens to the rear garden and benefits from a period serving hatch to the kitchen. The Kitchen is fitted with a comprehensive range of base and eye level units with space for appliances and overlooks the rear garden. The WC is fitted with a white suite comprising low-level WC and wash-hand basin.

#### First Floor

From the bright and airy landing all first floor accommodation is accessed. The main bedroom is to the front of the property and is fitted with ample built-in wardrobes. The second bedroom is another generous double with built-in wardrobes. The third bedroom is a well sized single. The main bathroom is fitted with a white three piece suite comprising bath, wash-hand basin and shower cubicle. There is also a separate WC.

#### Outside

The front of the property is laid mostly to lawn with a driveway providing access to the garage and providing parking for two vehicles. There is also a footpath leading to the front door. The rear garden is an undoubted feature of the property extending to 100ft in length and is laid mostly to lawn and edged by mature borders. There is a large patio directly to the rear of the property which provides a superb entertainment space and also gives access to the garage via the courtesy door. The potential to extend the property (STNP) without sacrificing the garden space makes this a really attractive proposition for the discerning buyer.

#### Kings Langley Village

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 retains a real community feel, evident along the high street by the almost exclusive presence of independent retailers; a health shop, a butchers, an art gallery, a deli, a gift shop and a coffee shop, just mention a few. On the edge of the village Wayside farm sells fresh produce and delicious jersey milk. This choice is boosted further by a monthly high street market.

A doctors' surgery, dentist, optician, osteopath, pharmacy, library, post office and spar cater for practical living, locally.

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.

#### Sports & Leisure In The Area

Within the village there are a wide variety of groups and clubs catering for all ages and interests; a dance and drama school, toddler groups, a choir, football team, cricket club, Pilates studio and a yarn bombing group - who regularly decorate the high street with their colourful creations. The Community Centre regularly hosts village events and the Summer Carnival and Christmas Lights switch-on are firm calendar fixtures.

#### On Your Doorstep

A few minutes walk from any point in the village and you'll find yourself in stunning countryside. Alternatively see if you can spot the resident herons or King Langley's own Loch Ness Monster as you amble or cycle along the peaceful canal that runs through the centre of the village. East will take you to Apsley and Hemel Hempstead and west will take you through the grounds of London's Country Hotel, The Grove. No less than 10 pubs, restaurants or cafes in the village will be delighted to refuel you on your return!

#### 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 and proof of funds.



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