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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 £350,000

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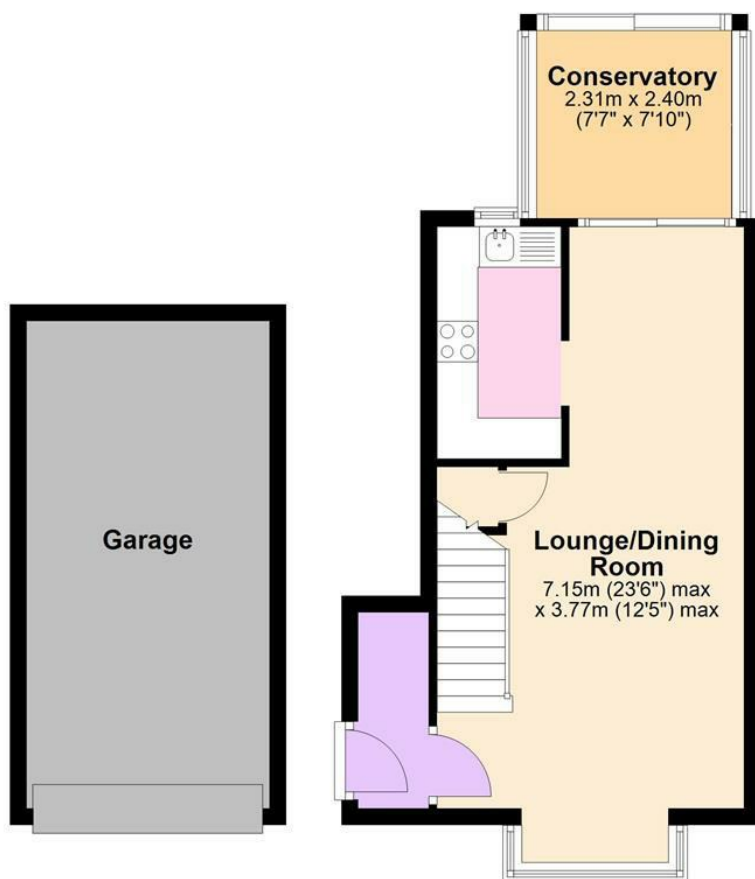
An opportunity to purchase an end of terrace property on a corner plot with potential to extend STNP. Boasting a South-East facing garden with garage and driveway to the rear the property is sold with vacant possession and no upper chain. Early enquiries are highly recommended.



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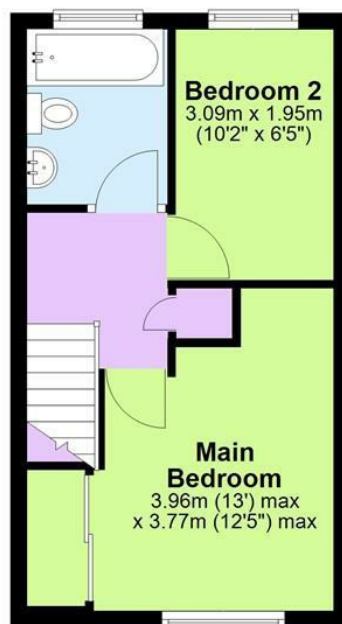
## Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)

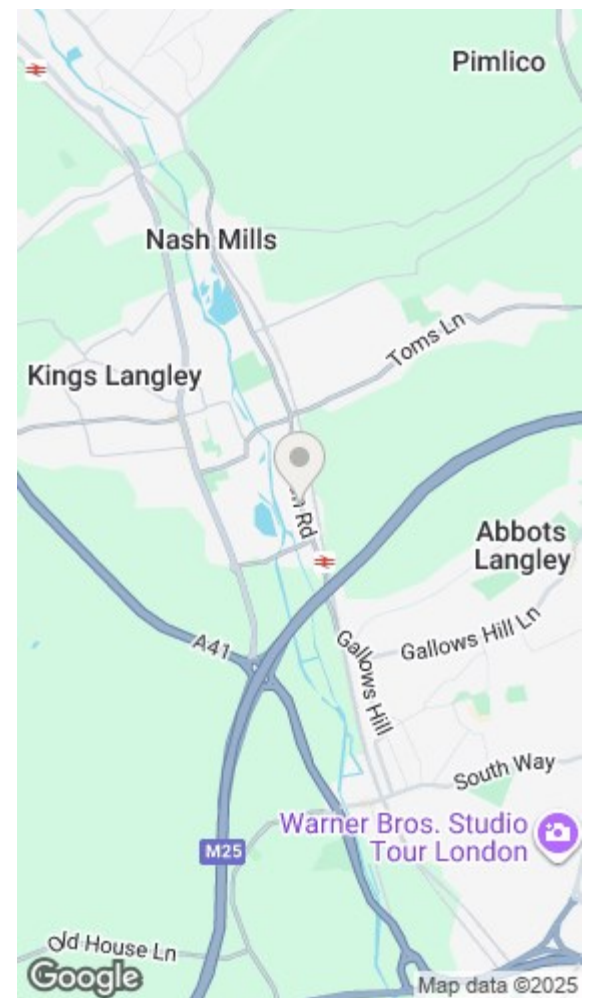


## First Floor

Approx. 27.0 sq. metres (290.4 sq. feet)



Total area: approx. 80.6 sq. metres (867.3 sq. feet)

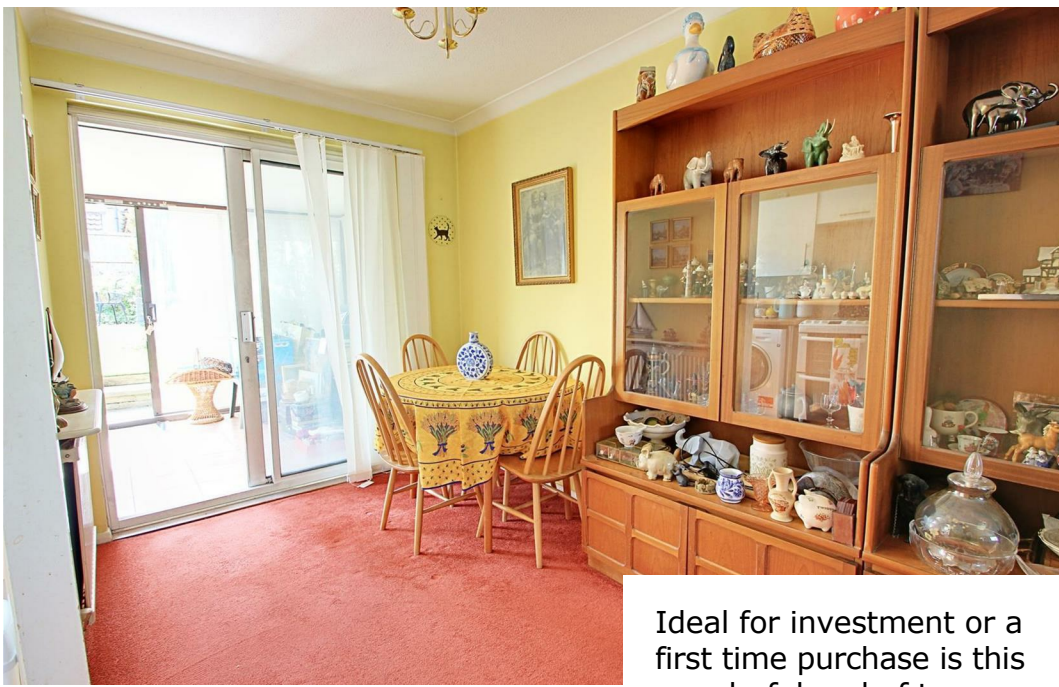


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	87		

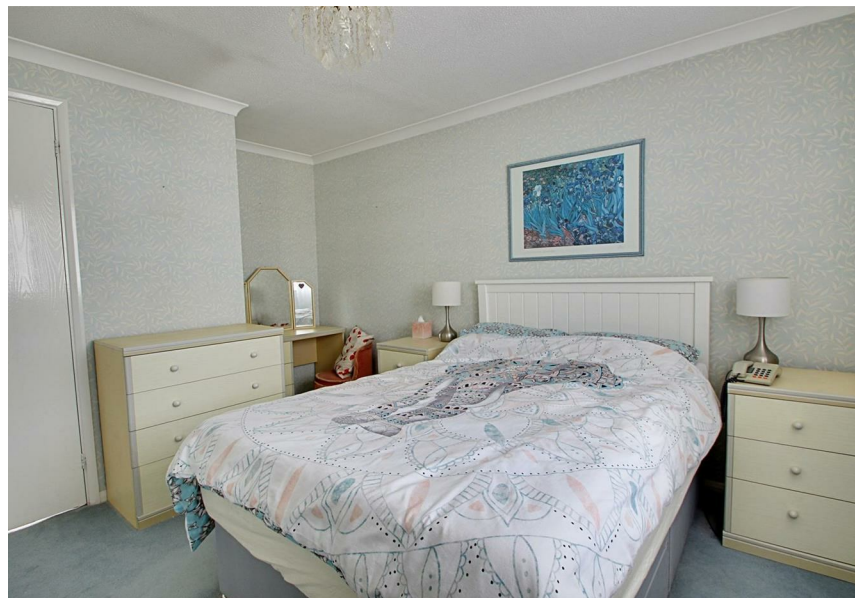
Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC





Ideal for investment or a first time purchase is this wonderful end of terrace home with garage and driveway.



**Ground Floor**  
The front door opens to a useful entrance hall with deep set floor to ceiling storage cupboard. A door from here leads you to a light and airy open plan living/dining room which has a feature box window to the front and sliding patio doors opening to a conservatory which has panoramic views over the garden and doors opening to the patio. Stairs from here rise to the first floor landing where there is also a good size under-stairs storage cupboard. The kitchen comes directly off the dining area and has been fitted with a range of base and eye level units which also incorporates a number of drawers. There is a window to the rear from the kitchen space.

**First Floor**  
The first floor landing area has doors opening to both the bedrooms and to the bathroom which is fitted with a white three piece suite to include panelled bath, sink with vanity unit and low level wc. The principal bedroom is positioned at the front of the property with sliding doors opening to a double width built in wardrobe. The second bedroom has a window overlooking the rear garden.

**Outside**  
To the front and side of the property are deep set borders with a range of planting. there is a good size area of artificial grass directly to the front of the property which could be converted into further driveway parking. Beyond the rear of the garden is a single garage with metal up and over door and driveway parking in front. Directly to the rear of the house is a flagstone patio area with a pathway leading down the side to a pedestrian gate. The main portion of the rear garden has been laid to artificial grass with mature borders to either sides. At the rear boundary is a second flagstone patio area which is the ideal space to enjoy the last rays of the setting sun. To one rear corner is a timber framed garden shed.

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**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.

**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. 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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