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Kings Langley  
OFFERS IN EXCESS OF £585,000

# Kings Langley

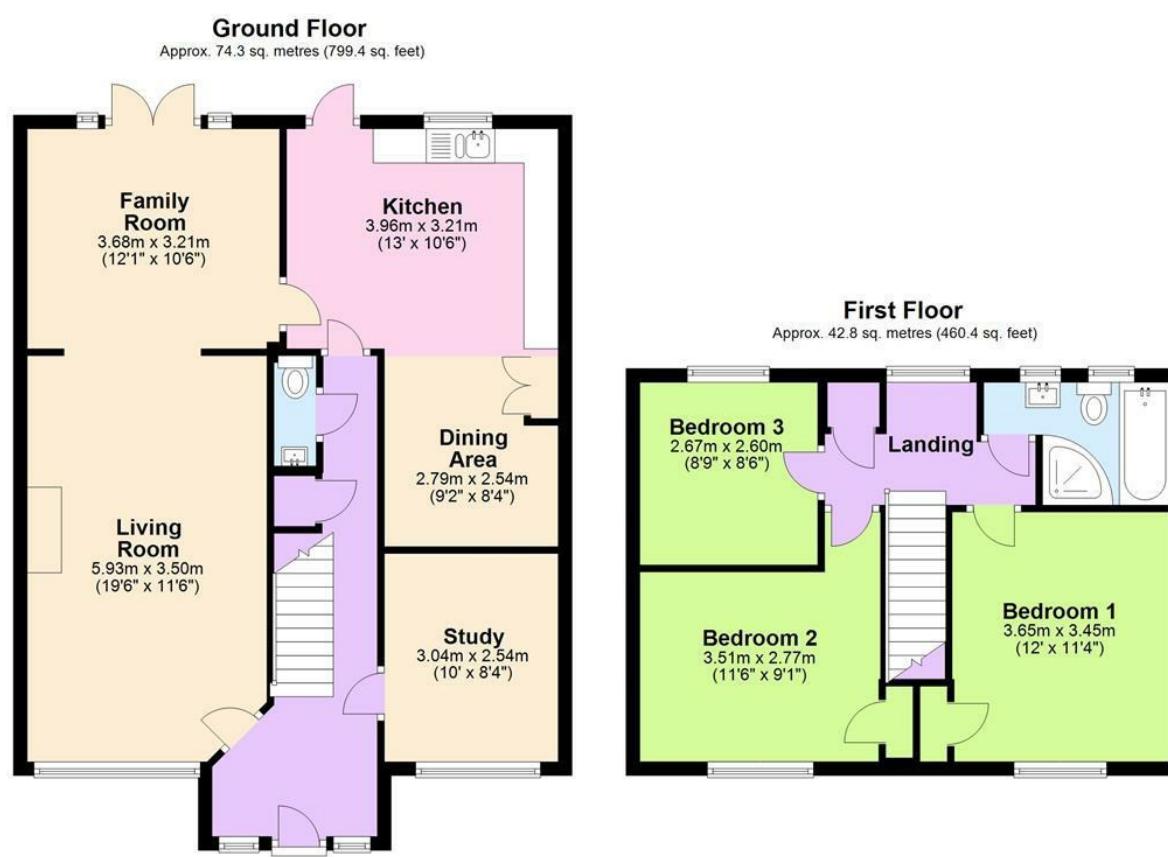
OFFERS IN EXCESS OF

£585,000

An extended three bedroom home which now offers 4 reception rooms to include a dedicated study, living room, family room and dining room which is open plan to the kitchen - and the benefit of a driveway to the front and private garden to the rear.

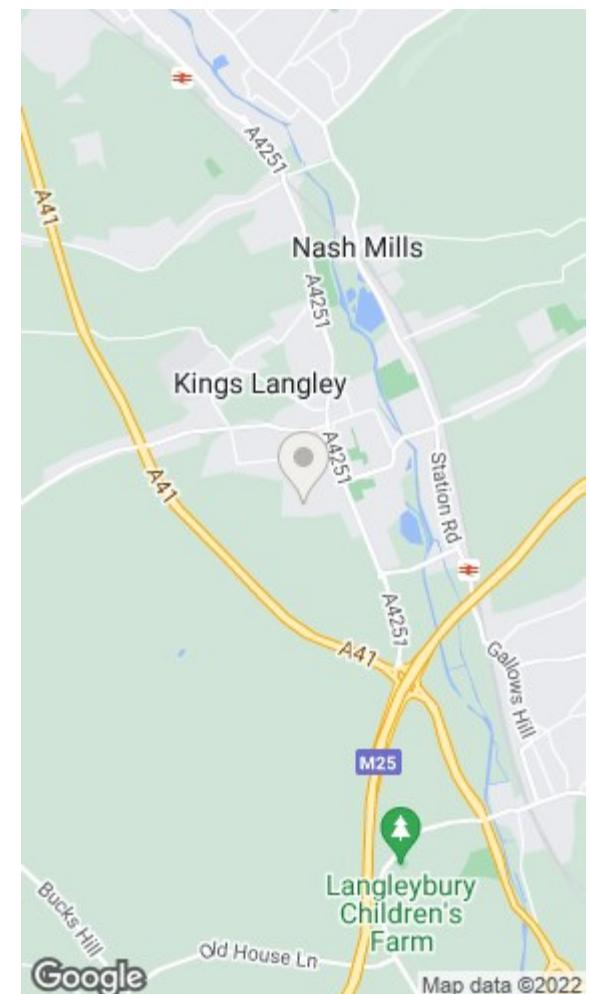


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Total area: approx. 117.0 sq. metres (1259.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
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			
EU Directive 2002/91/EC			

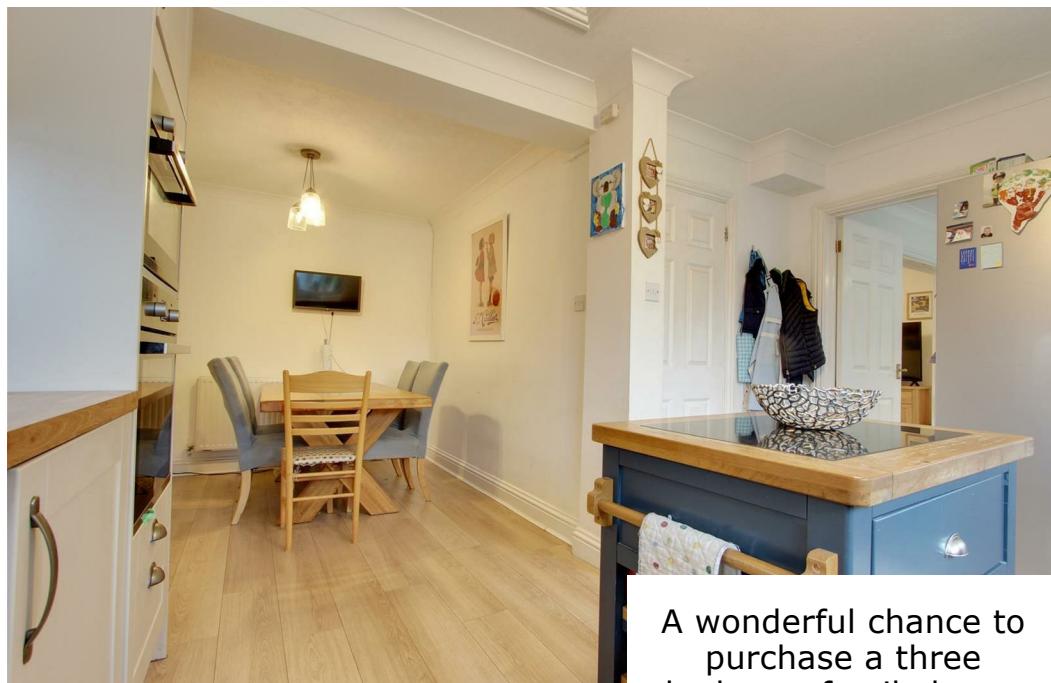
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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A wonderful chance to purchase a three bedroom family home in the heart of the village.



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#### The Location

The population of Kings Langley is circa 5,000 and encompasses several immediate areas such as Chipperfield which was recently considered one of the top 12 most desirable places to live in a national survey. Housing stock here varies from the well-known Ovaltine Factory which is now converted into canal-side luxury apartments to sprawling country estates found in locations such as Chipperfield, Sarratt and Bovingdon.

Kings Langley is a friendly village nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is just 25 minutes by train from the village station. 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 and secondary schools. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

#### Transport Links

There is a mainline train station to the east of the village serving London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north.

#### Agents Information For Buyers

Please be aware, that 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 your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

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#### Ground Floor

A spacious entrance hall has stairs rising to the first floor with useful cupboard under and doors opening to ground floor accommodation. To the right hand side is a door opening to a dedicated home office - ideal for anyone working from home, while a door to the left hand side opens to the living room which flows through to the family room at the rear of the property where French doors open to the rear garden. Continuing down the entrance hall a door opens to a ground floor cloakroom which is fitted with a white two piece suite. Directly ahead a door leads to the open plan kitchen/dining room which is fitted with a range of base and eye level units and drawers with window to the rear and door opening to the rear garden.

#### First Floor

A spacious landing area has a window to the rear elevation and an airing cupboard. From here there are doors opening to all three of the bedrooms and to the family bathroom which has been refitted with a white four piece suite which includes panelled bath and separate shower cubicle with two frosted windows to the rear. Both the main and second bedrooms are positioned at the front of the property and have over-stairs storage cupboards. The Third bedroom overlooks the rear.

#### Outside

To the front of the property a block paved driveway provides parking for two cars while a lawned area to the side wraps around the front of the property with pathway leading to the front door. The rear garden has a flagstone patio area directly to the back of the house with low level brick wall and opening to the main part of the garden which is laid to lawn and fully enclosed by fencing.

