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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
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Temptation comes in many forms...



Kings Langley

GUIDE PRICE £750,000

Kings Langley

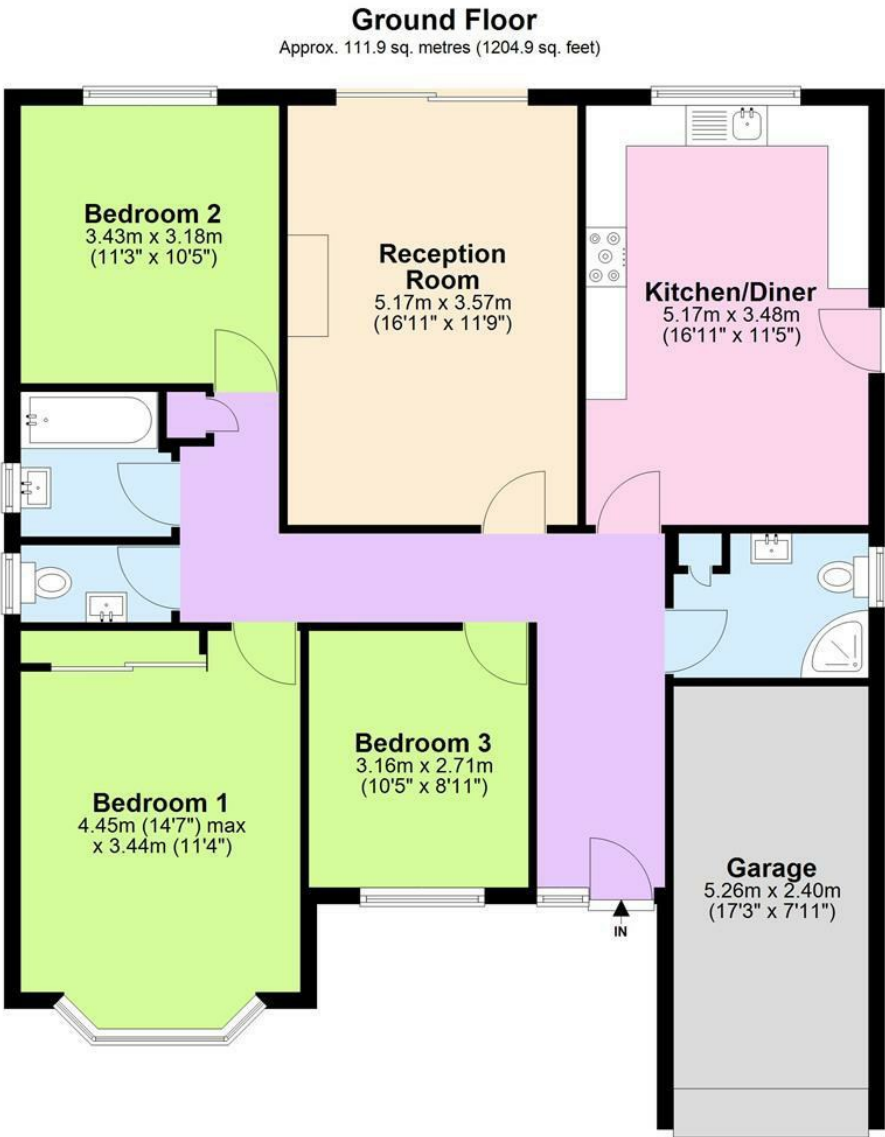
GUIDE PRICE

£750,000

Sterling are pleased to offer for sale this delightful three bedroom detached family home with garage and driveway parking set within easy reach of Kings Langley High Street. Internally the accommodation comprises entrance hallway, spacious reception room with doors opening to the private rear garden, modern fitted kitchen/diner with appliances, three well appointed bedrooms, a bathroom with overhead shower, and separate shower room. In addition to gas central heating this fabulous property also benefits from a garage & driveway parking and excellent scope to extend STNP.



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Total area: approx. 111.9 sq. metres (1204.9 sq. feet)
All measurements are approximate.
Plan produced using PlanUp.



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





A rare chance to purchase a detached bungalow in a sought after cul-de-sac position.



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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 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

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. 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!

Distance to Schools

Kings Langley Secondary School (0.3 Miles)
Kings Langley Primary School (0.5 Miles)
Abbot's Hill School (1.5 Miles)
Nash Mills C of E Primary School (1.7 Miles)

Distance to Stations

Kings Langley Station (1.3 Miles)
Apsley Station (1.8 Miles)
Hemel Hempstead Station (3.3 Miles)
Watford Junction Station (4.8 Miles)

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.



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