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# Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £750,000

# Kings Langley

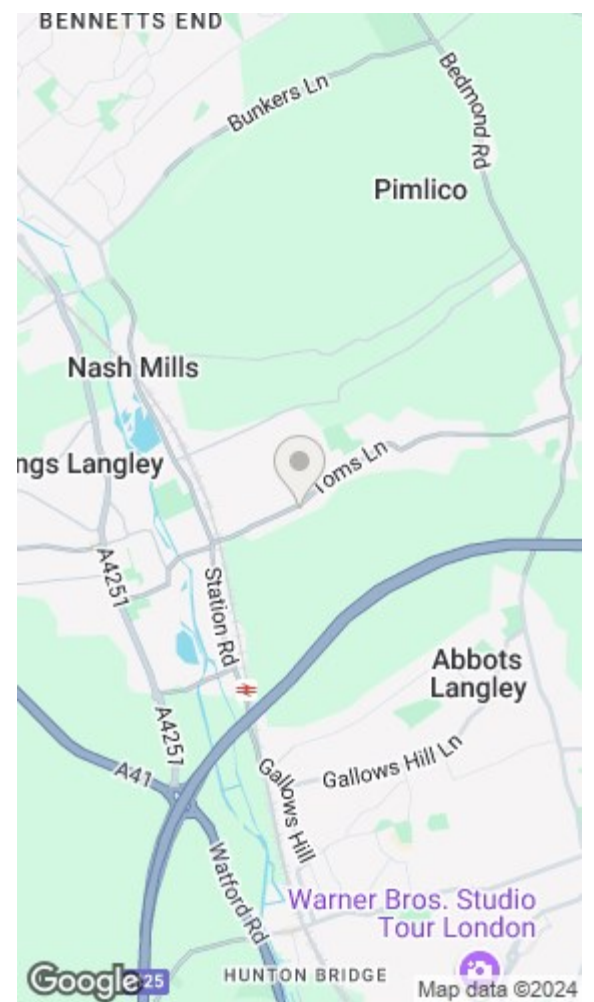
OFFERS IN EXCESS OF

£750,000

A mature semi-detached family home which has benefited from an attic conversion yet still retains scope to extend to the side and rear with the garage converted into a home office with large store room attached and boasting a superb Southerly facing garden backing onto countryside and in excess of 125 ft in length.



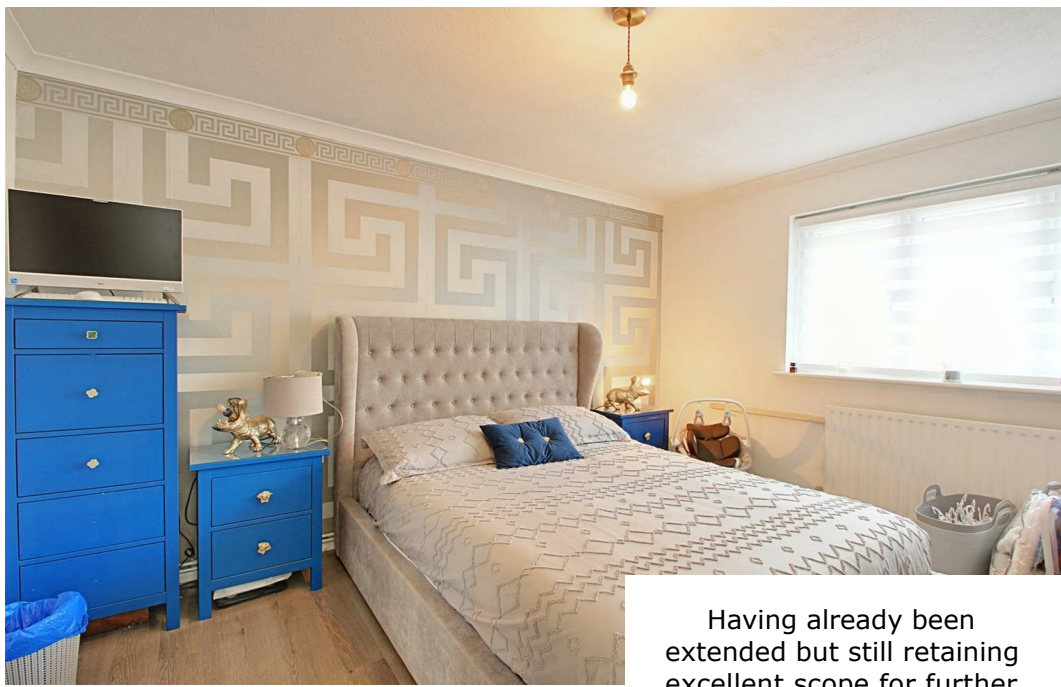
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: 63  
Potential Energy Rating: 84





Having already been extended but still retaining excellent scope for further enlargement (STNP) whilst benefitting from a good size Southerly facing garden.



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#### Ground Floor

The ground floor has been opened up to provide a superb open plan space. A porch leads to the entrance hall which naturally leads into the main reception room which has a window to the front and bi-folding doors opening to the rear garden. The kitchen has been fitted with a range of base and eye level units with work top over and a door opening to the side.

#### First Floor

The first floor landing has doors opening to three of the bedrooms and to the family bathroom which is fitted with a white three piece suite comprising panelled bath with shower attachment over, wash basin and low level wc. Two of the bedrooms overlook the front of the property while the third affords you panoramic views over the extensive Southerly facing gardens and beyond. Stairs from here rise to the first floor.

#### Second Floor

The second floor landing has doors opening to bedrooms four and five. One of the bedrooms has an outlook to the front while the other second floor bedroom has stunning elevated views over the garden and the countryside which is directly backing onto the property.

#### The Outside

The front of the property has a hardstanding driveway providing parking for several cars and leads down the side of the property to the converted garage which now has a home office at the front section with a window to the front and a pedestrian door which could make an ideal home gym or treatment room for anyone working from home. From here a door then leads to a large storage room which also opens to the rear garden. Directly to the rear of the house is a good size Indian sandstone patio which also leads to the rear of the garden where there is a timber decked area with pergola over - an ideal space to entertain while enjoying the rural views. The main part of the garden is laid to lawn and is fully enclosed by a range of fencing.

#### 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.

#### Transport Links

The property is within close proximity to a range of transport links to include the M25/M1/A41, and Kings Langley train station providing a fast and regular service to London Euston and only a 15 minute drive to underground stations on the Metropolitan line.

#### 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.



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