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Kings Langley

OFFERS IN EXCESS OF £1,250,000

Kings Langley

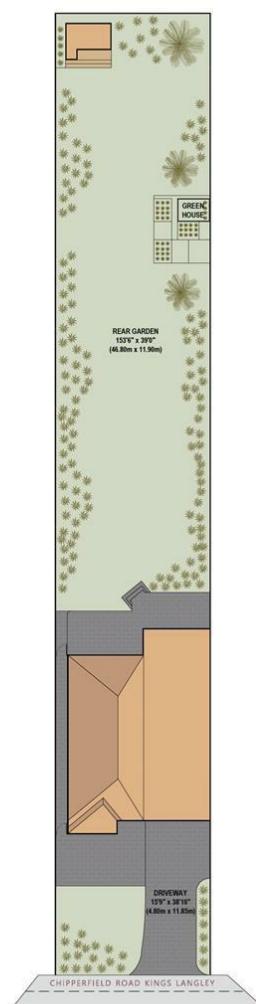
OFFERS IN EXCESS OF

£1,250,000

A flexible family home, extended and renovated to provide spacious accommodation of approximately 2200 sq ft, the centrepiece of which is the stunning 'L' shaped open plan kitchen/living/dining room extending the full width of the property and opening onto the extensive westerly facing gardens.



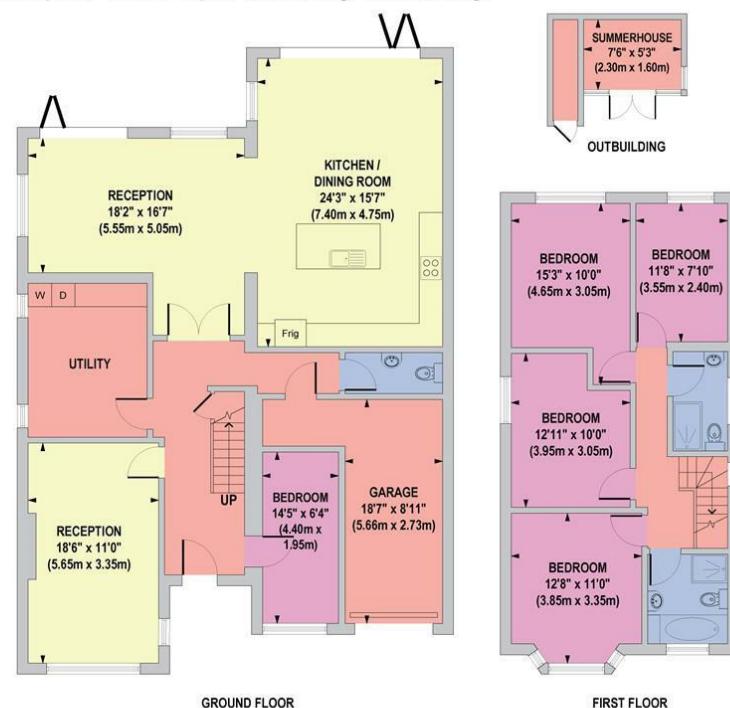
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CHIPPERFIELD ROAD

KINGS LANGLEY

Approximate Gross Internal Floor Area
2286 sq. ft / 210.73 sq. m (Including Outbuilding)
2033 sq. ft / 188.89 sq. m (Excluding Outbuilding)



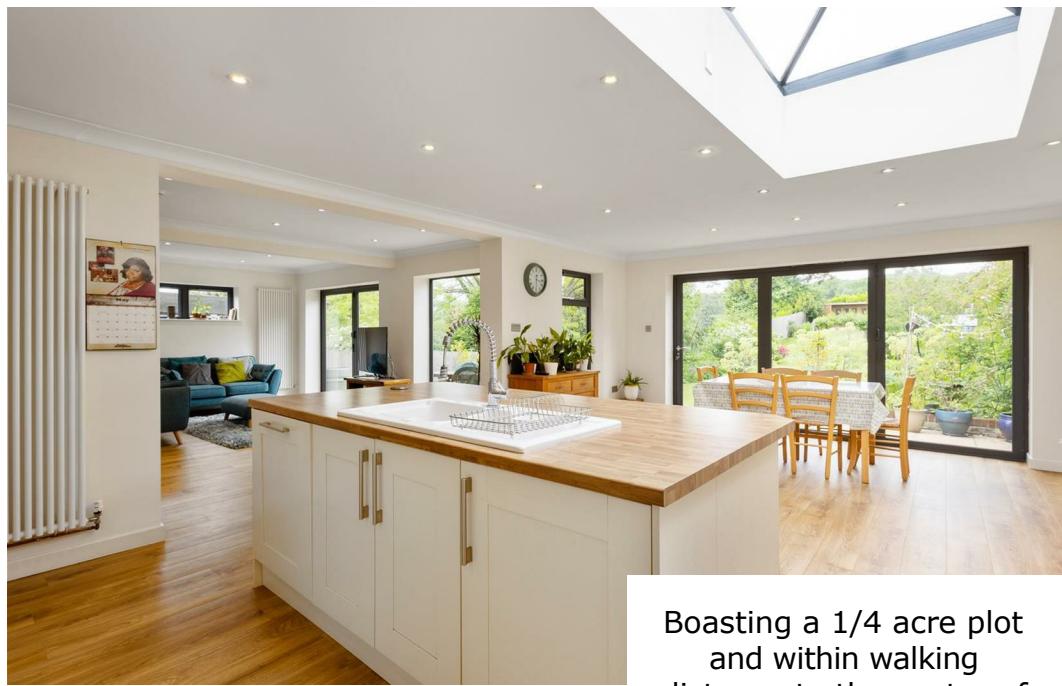
Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	





Boasting a 1/4 acre plot and within walking distance to the centre of Kings Langley and its amenities.



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The Location

Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes.

The population of Kings Langley is circa 5,000. There is a vibrant village High Street and close access to beautiful countryside walks. Housing stock here varies from the well known Ovaltine Factory which is now converted into canalside luxury apartments through to sprawling country estates found in nearby locations such as Chipperfield, Sarratt and Bovingdon.

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. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.

Ground Floor

The front door opens onto a spacious reception hall with stairs rising to the first floor. It has doors to the living room and large utility room, and double doors leading into the magnificent open plan 'L' shaped kitchen/dining/living room. With a large island breakfast bar, the kitchen is fitted with a wide range of base and eye-level units. The space is open plan to the dining area with a roof lantern and bi-folding doors which open onto the extensive rear patio. Within the same space is a living room area with a second set of bi-folding doors which open to the rear and a floor-to-ceiling window allowing natural light to flood this space.

An inner hall leads to a ground-floor cloakroom and a large utility room. To the front of the property is a separate sitting room with windows to the front and side, and wood-burning stove for those cosy winter nights. A feature of the ground floor is the flexible fifth bedroom which could easily be used as another reception room or a dedicated home office. A courtesy door opens to the garage.

First Floor

On the first floor, the principal bedroom has a front-facing bay window with far-reaching countryside views. The front bathroom is fitted with a white three-piece bathroom suite with a separate shower. There are three further bedrooms, two with panoramic views of the extensive gardens. These three bedrooms are well served by the family bathroom which is also fitted with a white three-piece suite.

Outside

To the front of the property is a mature hedge which opens onto a hardstanding driveway providing ample parking space. The garage has an electric roller door, power and light.

There is an extensive patio area directly to the rear of the house from which the rear garden is accessible. This garden is an undoubted feature of this property, measuring well in excess of 150ft in length and mainly laid to lawn, mature hedging and fencing line the boundaries, with several specimen trees and well-established shrubs. At the rear boundary is a timber-framed garden cabin which could make an ideal space for a gym or relaxation room.



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