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**Kings Langley**

OFFERS IN THE REGION OF £675,000

# Kings Langley

OFFERS IN THE REGION OF

£675,000

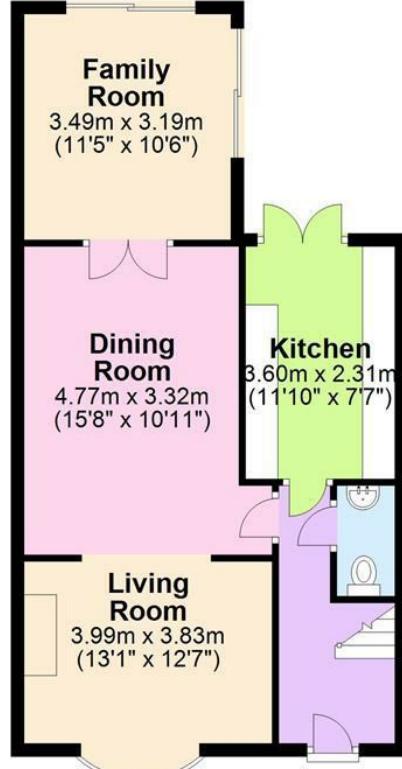
A stunning three-bedroom family home which is ideally positioned on a well-regarded residential road only a moment's walk from the High Street of Kings Langley yet also a level walk to the mainline train station.



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## Ground Floor sq ft

Approx. 60.2 sq. metres (648.5 sq. feet)



## Study

3.98m x 3.19m  
(13' x 10'6")

## Outbuilding

Approx. 12.7 sq. metres (136.7 sq. feet)

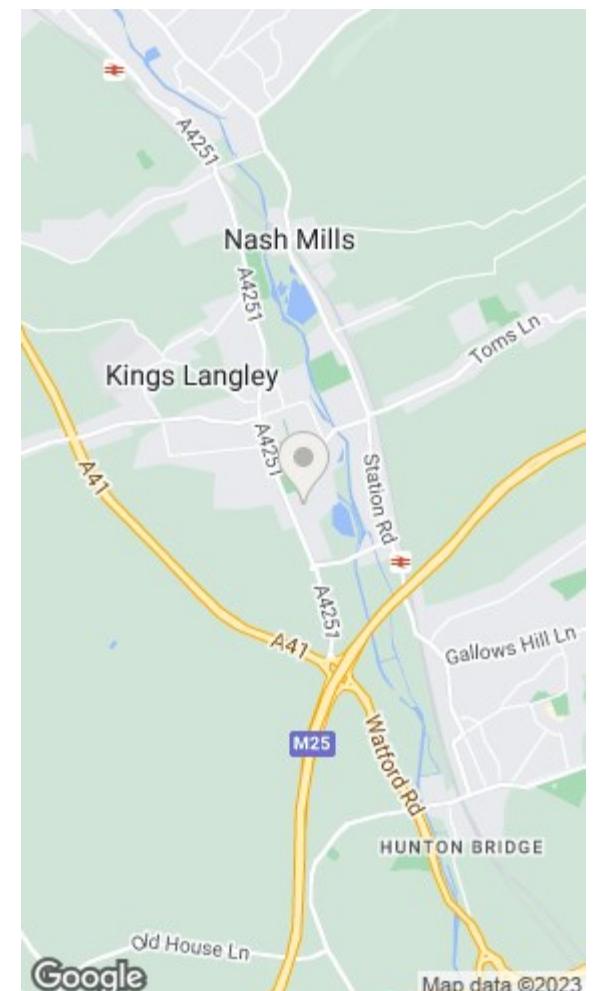
## First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 117.9 sq. metres (1269.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	56
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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	





Scope to extend STPP



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#### Ground floor

The property has been well maintained by the current owners and boasts three ground-floor reception rooms including a living room with a bay window, a separate dining room and a family room with two sets of sliding patio doors opening to both the side and rear aspects. The kitchen has been fitted to a high standard and includes a range of base and eye-level units and integrated appliances including a double oven, hob & canopy, fridge/freezer and dishwasher. There is also a ground-floor cloakroom.

#### First floor

The first floor has three bedrooms, bedrooms one and three face out to the front of the property while bedroom two faces out to the rear and has a free-standing wardrobe. There is a fitted family bathroom which has a white four-piece suite to include a shower cubicle, panelled bath, low level WC and wash basin.

#### Outside

Externally, there is a block paved driveway directly to the front of the property and a well-planned westerly facing garden to the rear which has a timber decked area directly to the rear of the property, leading to the main part of the garden which is laid to lawn and a raised timber framed deck to one of the rear corners. Additionally, there is an extensive and useful outhouse with power, light and heating in the rear garden which is currently being used as an office.

#### 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.

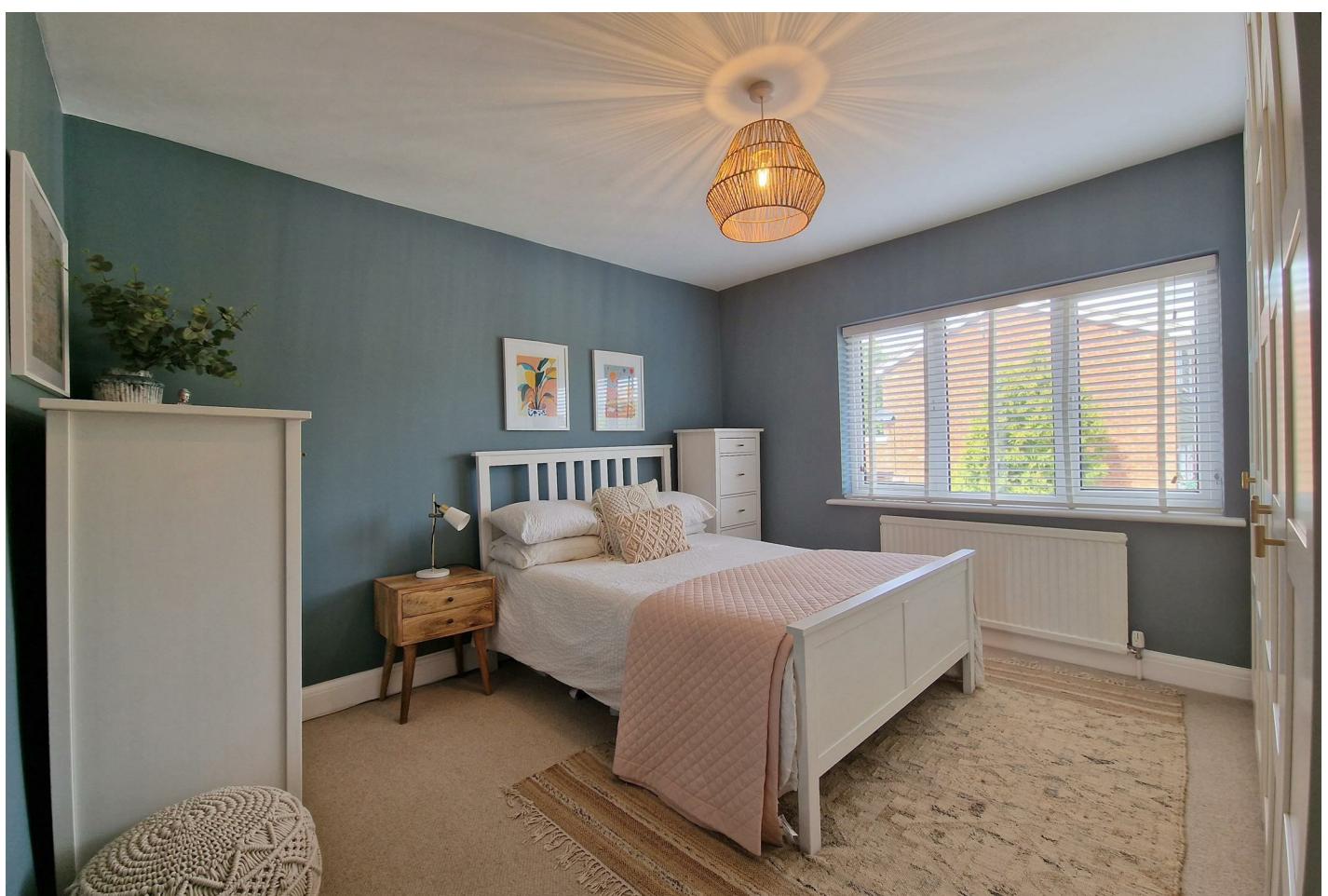
#### Transport Links

There is a mainline train station to the east of the village serves 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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