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# Temptation comes in many forms...



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Abbots Langley

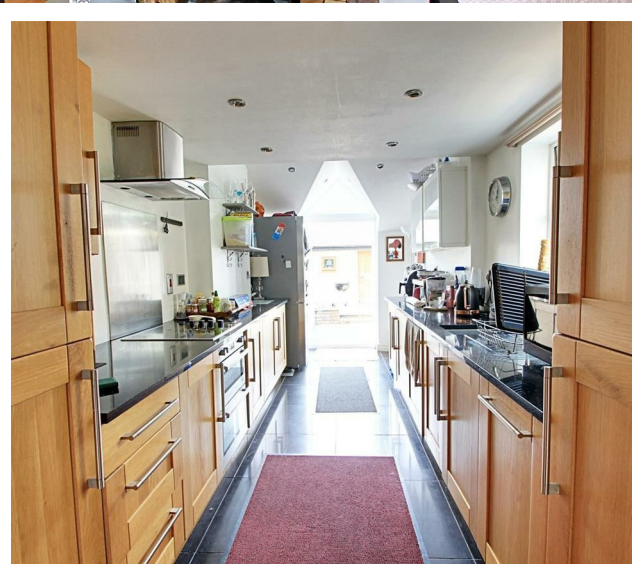
GUIDE PRICE £700,000

# Abbots Langley

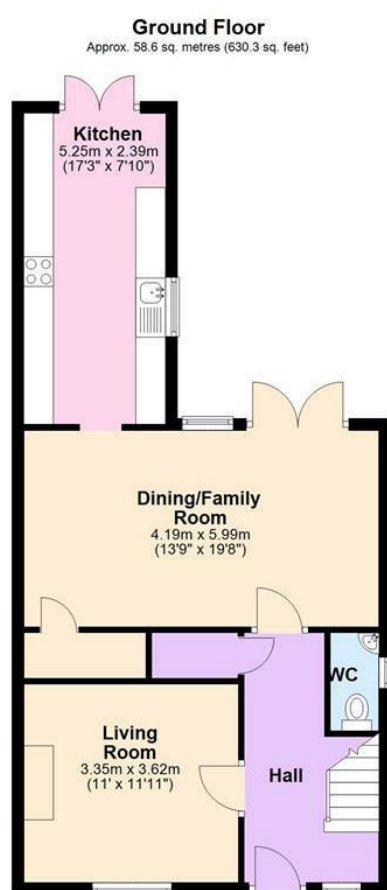
GUIDE PRICE

£700,000

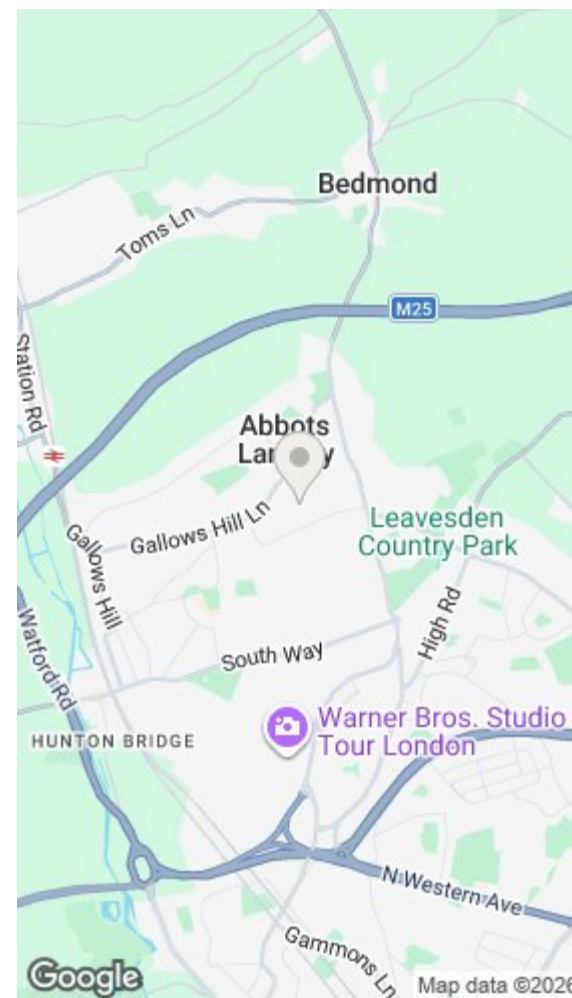
Located in the heart of Abbots Langley is this four bedroom character family home. Offered to the market having been extended, the property now offers spacious and flexible accommodation throughout with a charming mix of character features and modern fittings. The property also benefits from no upper chain.



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Total area: approx. 141.8 sq. metres (1526.8 sq. feet)



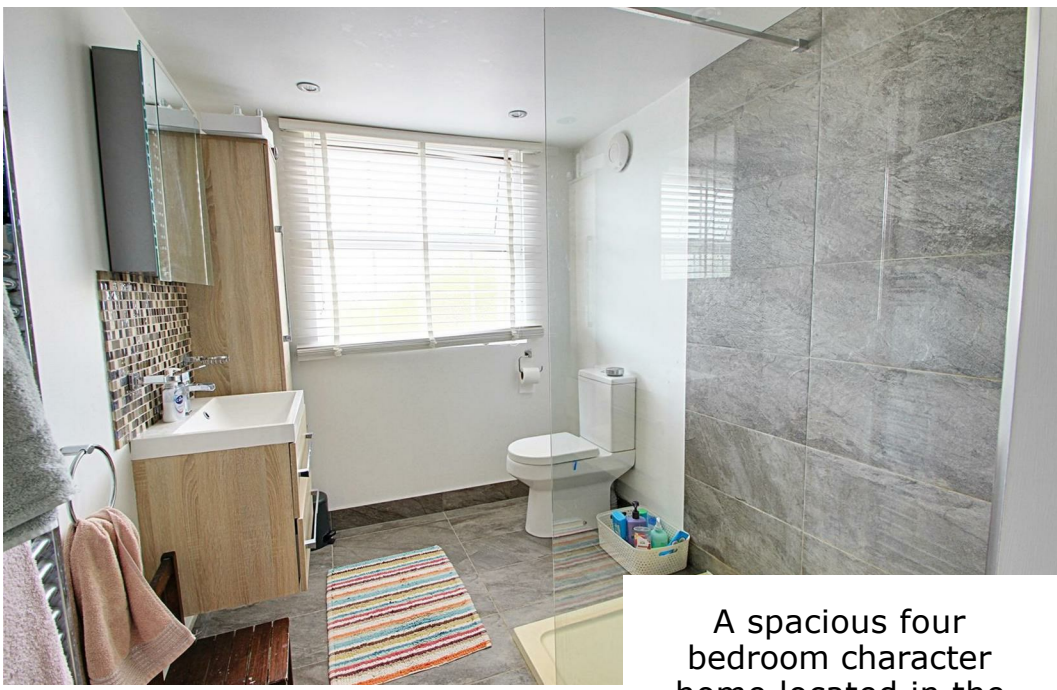
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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



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A spacious four bedroom character home located in the heart of Abbots Langley village.



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**Ground Floor**  
The spacious entrance hall has doors opening to the Living room, Dining/Family room and WC and also a large storage cupboard. The living room is flooded with light and has a feature fireplace. The Dining/Family room opens to the rear garden and also the kitchen which is fully fitted and also gives access to the garden.

**First Floor**  
The first floor landing provides access to three double bedrooms and the family bathroom which is fitted with a four piece suite.

**Second Floor**  
The main bedroom suite is on the top floor of the property and comprises a spacious bedroom and an en-suite shower room.

**Outside**  
The rear garden is laid mostly to decking providing an ideal space for entertaining or al-fresco dining. There is also a brick-built storage shed.

**The Location**  
Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159).

Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios.

Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead.

Kings Langley mainline station is only a short drive from the property while Watford Junction is also close by, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

**Agent's 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.

Unfortunately we will not be able to conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.



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