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Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £1,000,000

Kings Langley

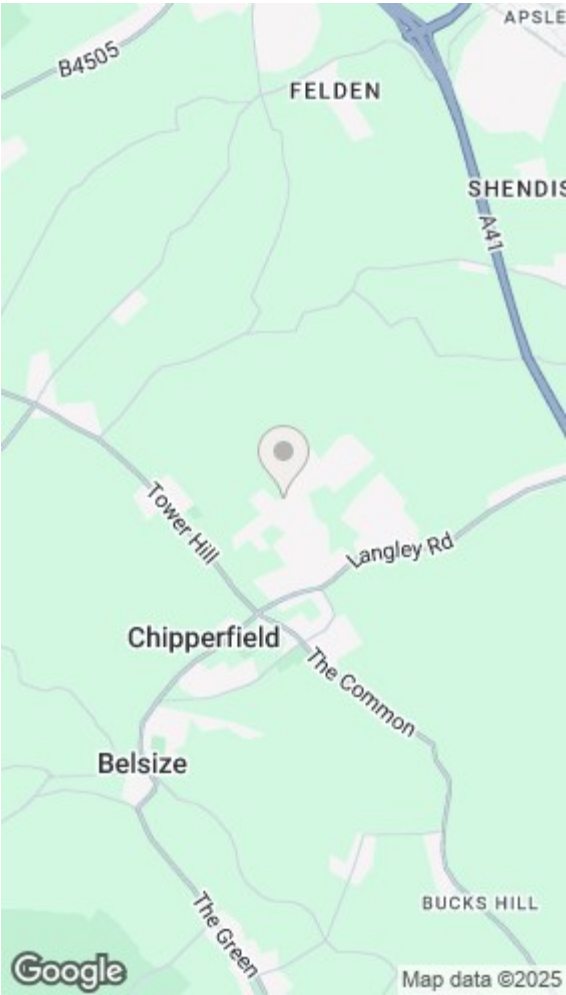
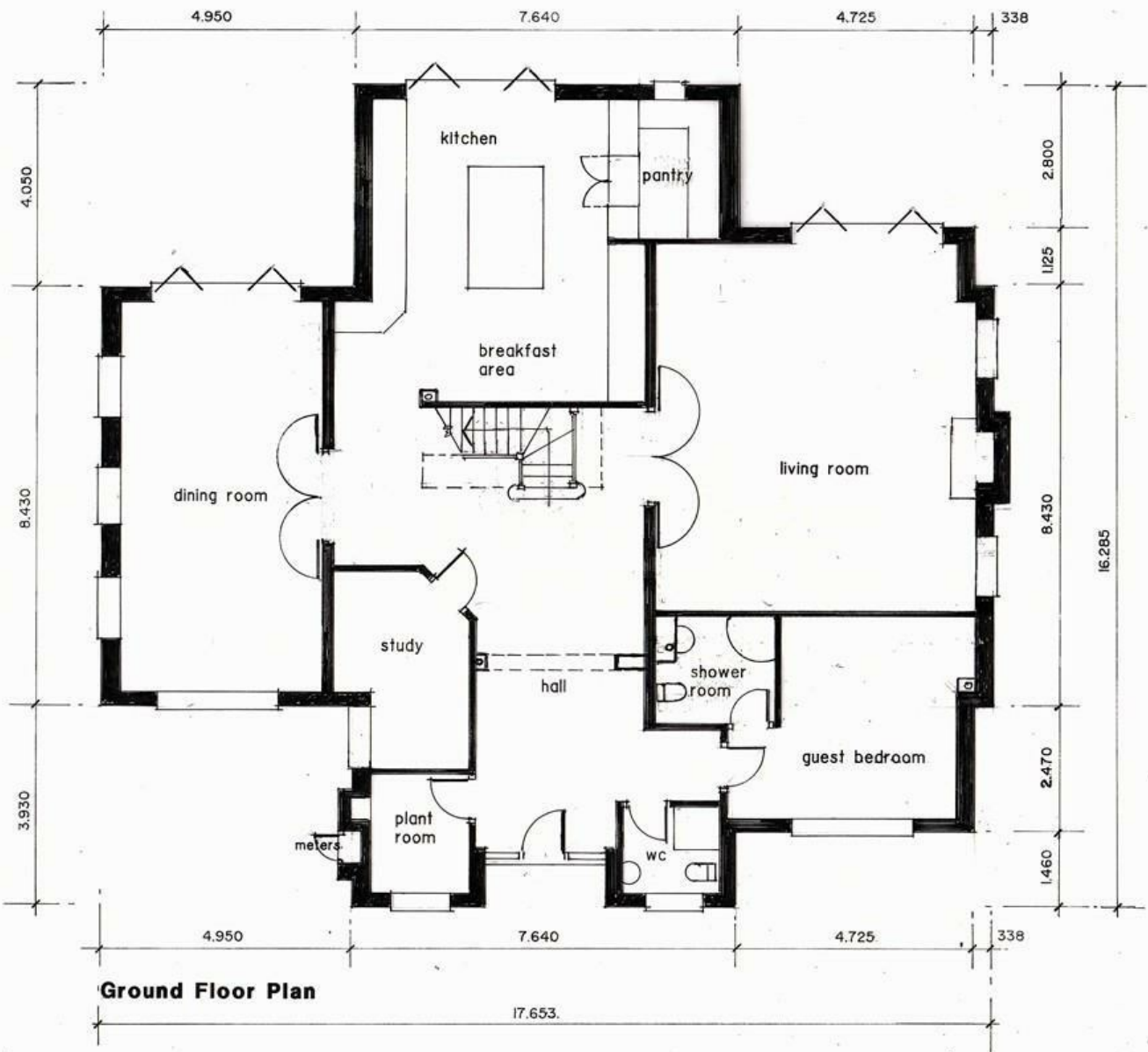
OFFERS IN EXCESS OF

£1,000,000

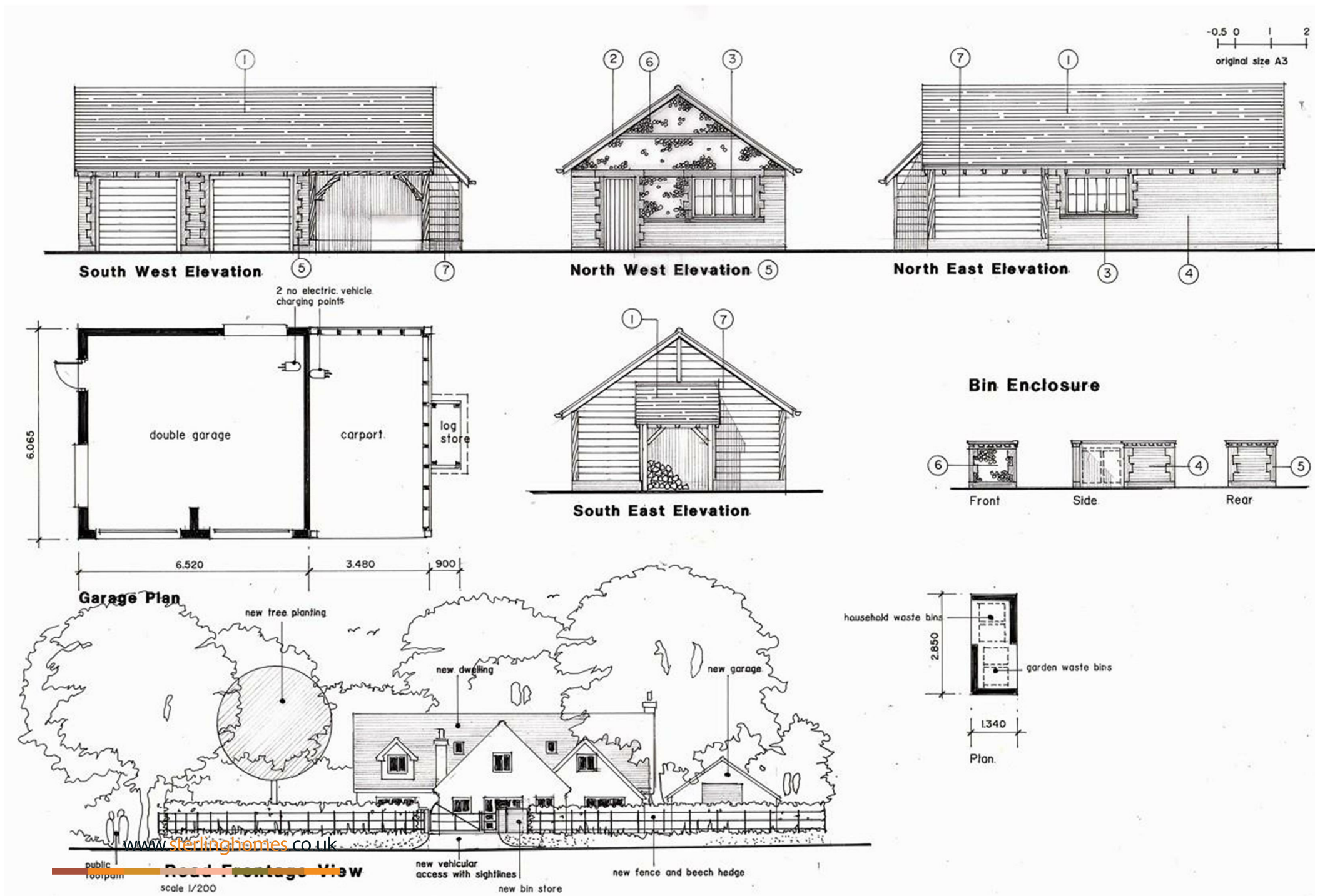
Sterling Land & New Homes department are delighted to offer this exclusive opportunity to purchase a detached bungalow which has full permission for demolition and the construction of a double storey family home on a plot approaching 1 acre positioned in an exceptionally sought after road.

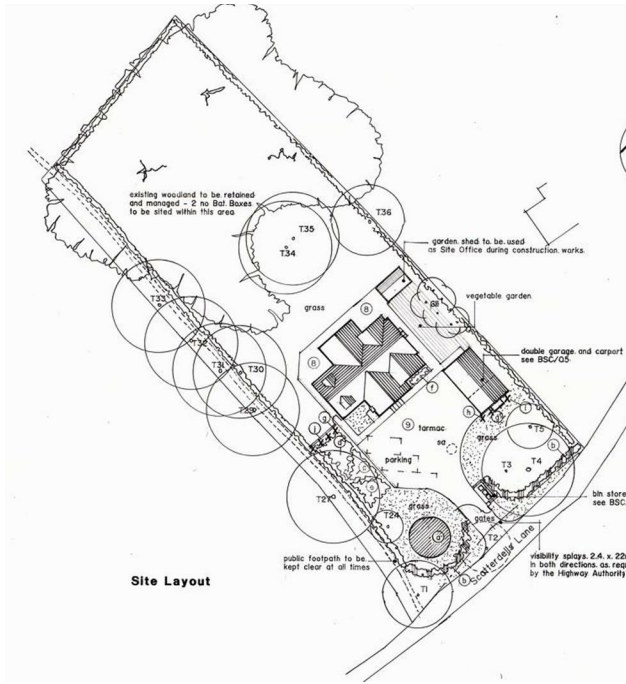


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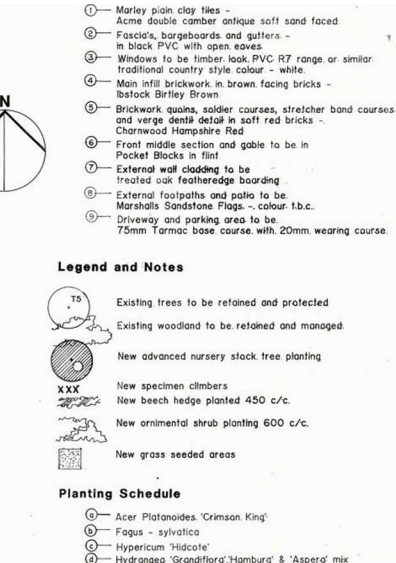


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	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

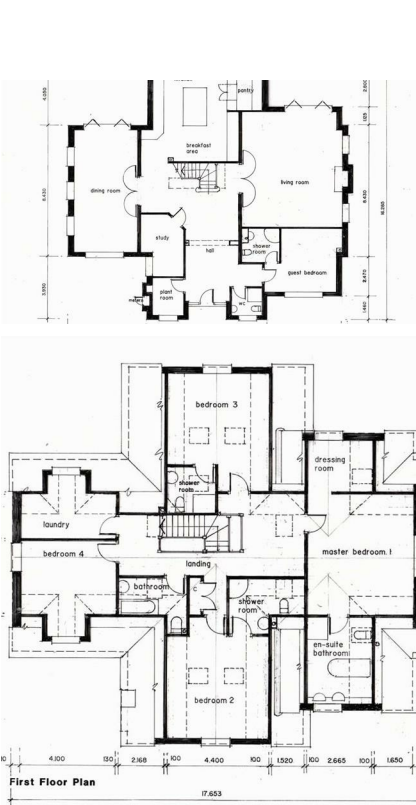




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An incredible opportunity to build your own 'Grand Design' in this sought after village.



Chipperfield
One of Hertfordshire's most picturesque and sought after villages, pleasantly set on the edge of the Chilterns and a short walk of the village. Chipperfield village is centred around the Common which extends to over 100 acres, principally woodland, providing lovely walks, bridle paths and a fine cricket pitch. The village has a historic church, pubs and village shops. Watford, Hemel Hempstead and Berkhamsted provide supermarkets and more comprehensive shopping facilities.

Transport Links
Chipperfield is within easy access of the M1, M25 and M40 motorways providing good communication to all parts of the country. The property is approximately 15 minutes from Chorleywood tube and mainline station and also 10 minutes from the London Euston rail connection at Kings Langley.

Education
There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School.

Distance to Stations
Kings Langley Station (2.8 Miles)
Apsley Station (3.3 Miles)
Hemel Hempstead Station (3.8 Miles)
Chorleywood Station (4.9 Miles)

Distance to Schools
St Pauls C of E V A Primary School & Nursery (0.4 Miles)
Kings Langley Secondary School (1.6 Miles)
Kings Langley Primary School (1.9 Miles)
Sarratt C Of E Primary School (2.1 Miles)
Bovingdon Primary Academy (2.3 Miles)
Abbot's Hill School (2.9 Miles)

Agents Information for Buyers
PLEASE NOTE THAT ALL MEASUREMENTS

AND BOUNDARY OUTLINES ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED UPON.

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. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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