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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

PRICE GUIDE £1,000,000



Kings Langley

PRICE GUIDE

£1,000,000

We are delighted to offer this wonderfully positioned detached family home to the open market with views over the front to countryside and boasting a plot measuring approximately 0.4 acres offering plenty of potential to extend and make into your perfect family home (STNP).

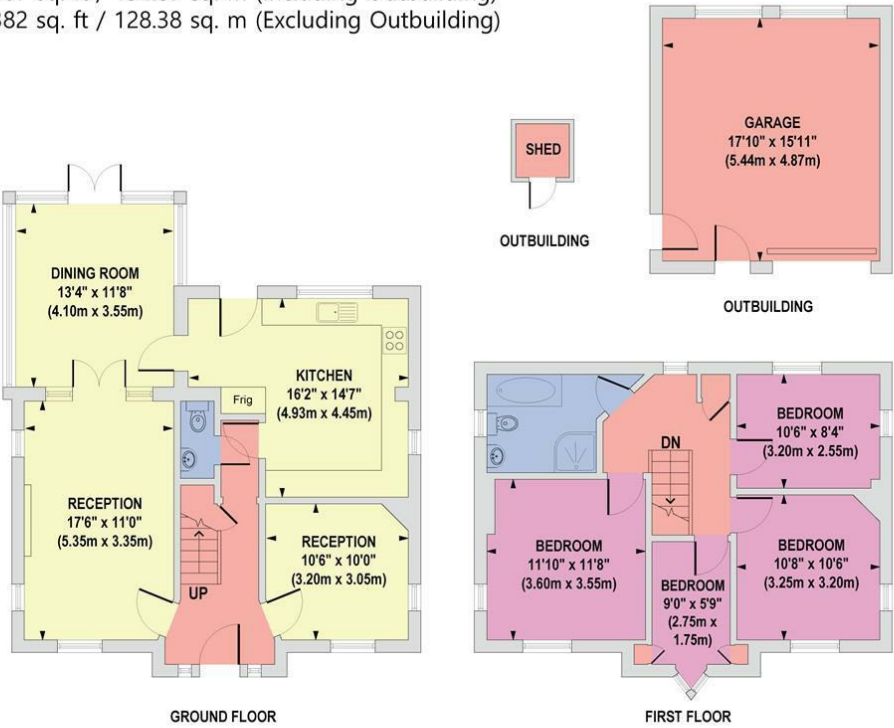
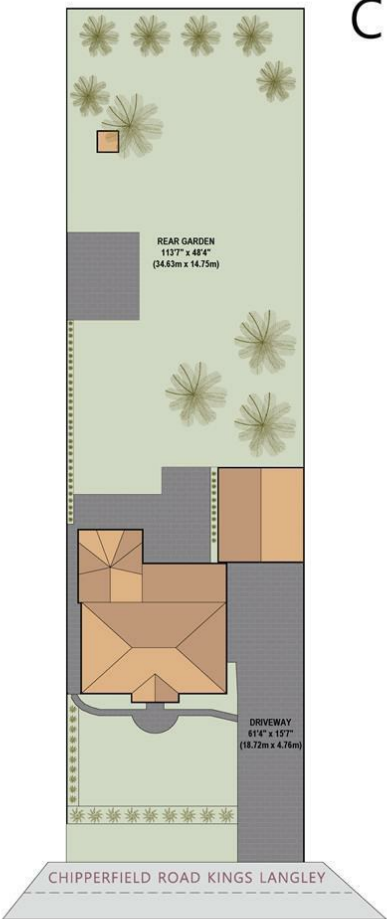


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CHIPPERFIELD ROAD

KINGS LANGLEY

Approximate Gross Internal Floor Area  
1667 sq. ft / 154.87 sq. m (Including Outbuilding)  
1382 sq. ft / 128.38 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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	









Located just outside of the centre of Kings Langley village backing and fronting open countryside.



#### Ground Floor

A pleasant entrance hall welcomes you into the property. There are solid wood panelled doors opening to the ground floor accommodation and stairs to the first floor landing. To the right hand side a door opens to a snug which is dual aspect with windows to the side and rear and also boasts an open grate fireplace with exposed brickwork. To the left of the entrance hall a door opens to a principal reception room which is also dual aspect with windows to the side and front and also has the advantage of an open grate fireplace. From here double doors open to a high quality conservatory which the current seller uses as her year round dining room since another door from here opens to the kitchen/breakfast room which is fitted with a comprehensive range of base and eye level units with windows to the side and rear aspect. A ground floor cloakroom completes this floor.

#### First Floor

Rising to the first floor a hatch opens to the ample attic space which offers a prime opportunity to convert to further accommodation. Doors open to all four bedrooms and to the spacious family bathroom which is fitted with a white four piece suite including separate bath and shower cubicle.

#### Outside

The front of the property is part enclosed by a high level hedge giving excellent privacy. An opening leads to the front driveway which provides ample parking. The detached double garage is in a set back position and has two windows to the rear aspect. The rear garden is, without a doubt, a wonderful feature of this family home. Mainly laid to lawn with a variety of mature shrubs and specimen trees throughout the plot and backing onto countryside. There is a large flagstone patio area directly to the rear of the property.

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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.



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