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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 THE REGION OF £950,000

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Located on the outskirts of Kings Langley village, this four double-bedroom detached bungalow sits on a large plot measuring just under 0.5 of an acre with plenty of scope to extend STPP or potentially a double width building plot!

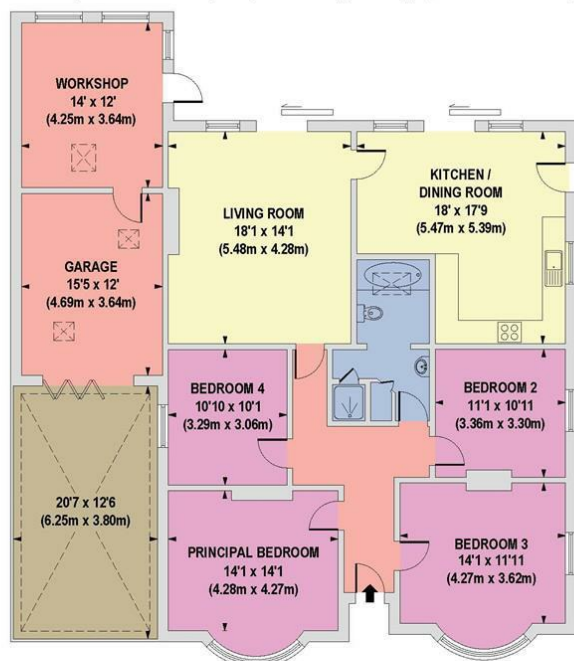
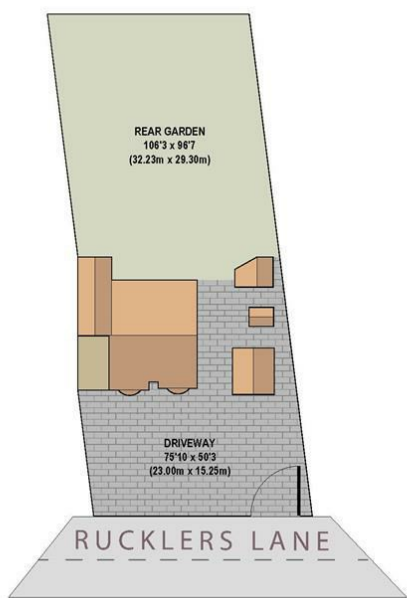


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RUCKLERS LANE

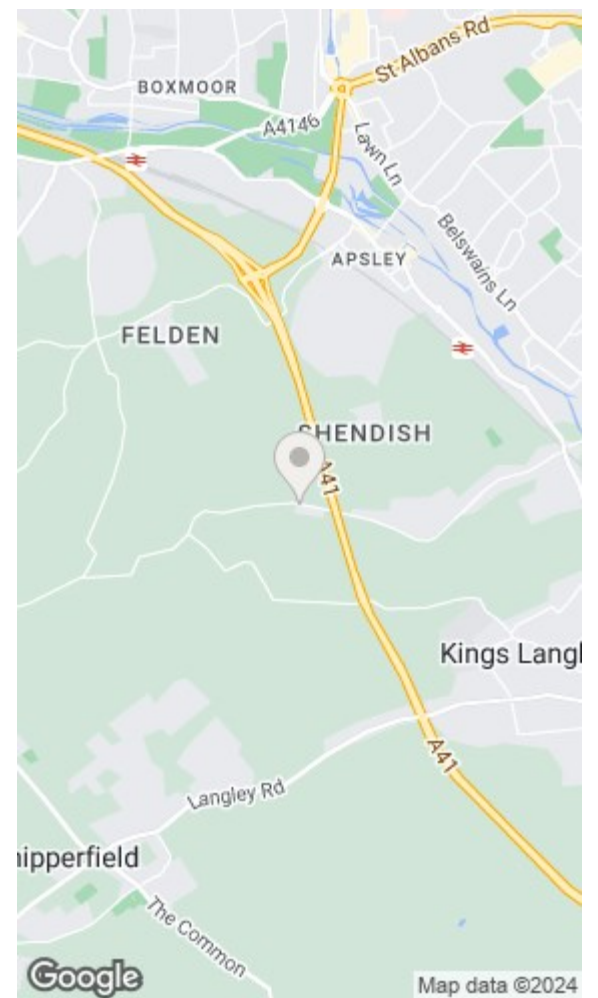
Kings Langley

Approximate Gross Internal Floor Area
 2167 sq. ft / 201.30 sq. m (Including Garage, Office & Excluding Shed)
 1589 sq. ft / 147.64 sq. m (Excluding Garage, Shed & Office)



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.

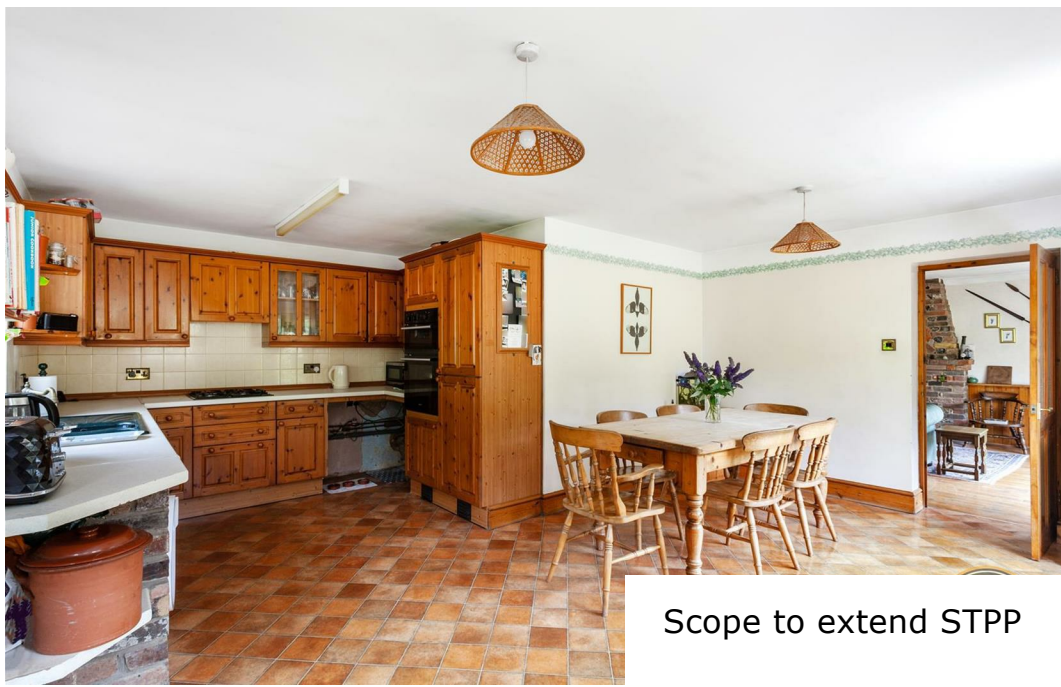
CP CREATIVE
PROPERTY MARKETING



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
61	80	D	B

Energy Efficiency Rating: 61 (Current), 80 (Potential). Environmental Impact (CO₂) Rating: D (Current), B (Potential).





Scope to extend STPP



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Accommodation

The property boasts four double bedrooms which are all accessed from the hallway and are well served by a four-piece family bathroom. The principal bedroom and bedroom 3 face out to the front of the property, while bedrooms 2&4 face out to the side. An 18ft Lounge lies to the rear of the house which has a beautiful built-in fireplace and sliding patio doors. Positioned to the right-hand side of the property is the large kitchen/dining room which has been fitted with a range of base and eye-level units. There are patio sliding doors leading out into the rear garden as well as a door opening out as side access from the kitchen/dining room.

Outside

To the front of the property, there is a driveway providing ample parking and leading to a carport, two integral garages and a workshop. Pedestrian access leads to the rear garden where there is a patio directly to the rear of the property leading to the main part of the garden which is laid to lawn and fully enclosed by mature hedges. The garden is stocked with a variety of mature planting and specimen trees. Located behind a double garage to the front of the property is a shed plus an annexe which is fully insulated and has power and sliding doors.

Location

The population of Kings Langley is circa 5,000 and encompasses several immediate areas such as Chipperfield which was recently considered one of the top 12 most desirable places to live in a national survey. Housing stock here varies from the well-known Ovaltine Factory which is now converted into canal-side luxury apartments to sprawling country estates found in locations such as Chipperfield, Sarratt and Bovington.

Kings Langley is a friendly village nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is just 25 minutes by train from the village station. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive. The village is proud of its nurseries, primary and secondary schools. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

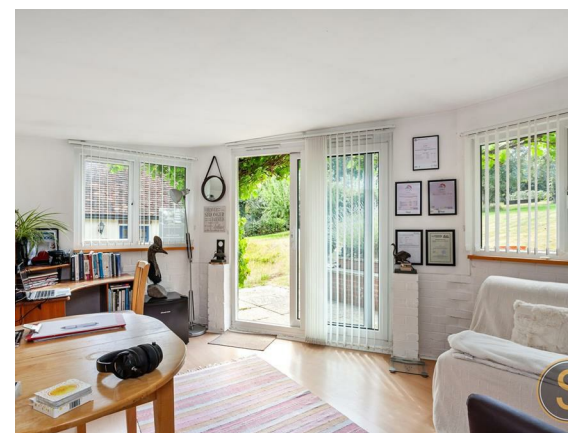
Transport Links

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