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Kings Langley

GUIDE PRICE £500,000

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Kings Langley

GUIDE PRICE

£500,000

Situated within walking distance of both Kings Langley Station and High Street is this three bedroom character home. Offered to the market with superb potential for extension (STPP) the property offers spacious and light-filled accommodation with the additional benefits of a 100+ft rear garden, driveway parking for two vehicles and a useful garden cabin, ideal for use as a studio, home office or 'man-cave'.

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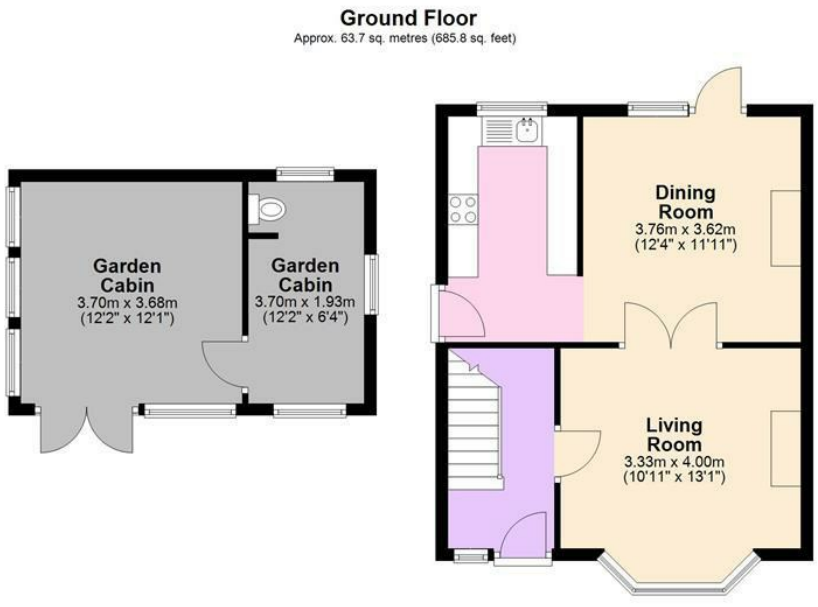
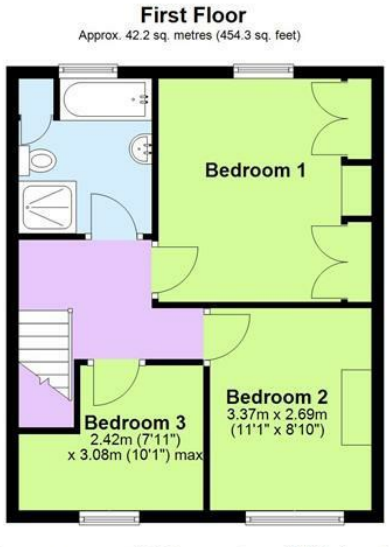
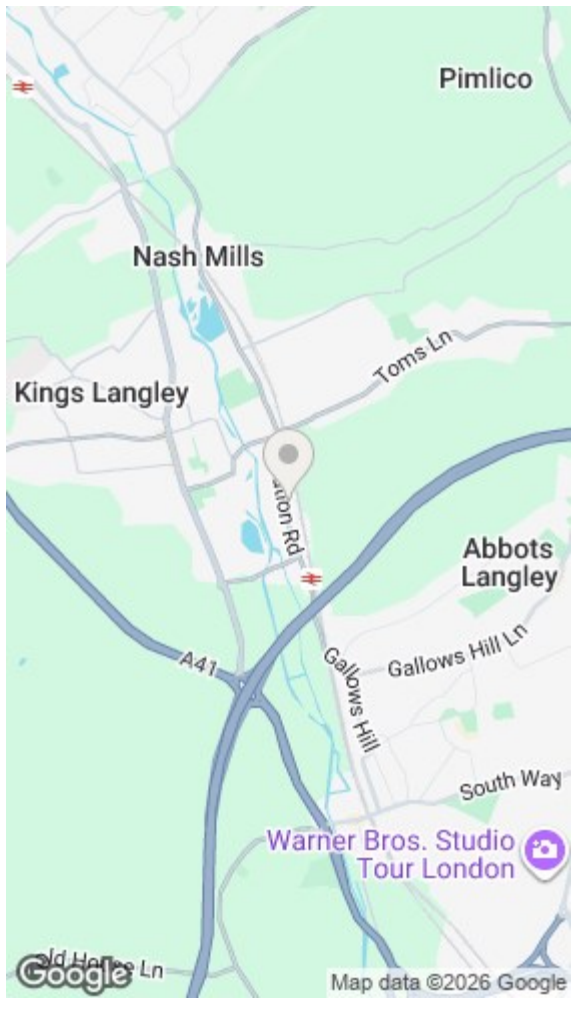
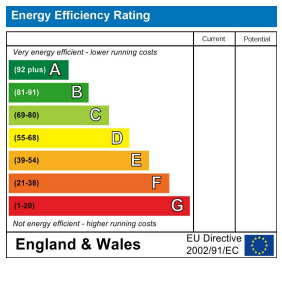
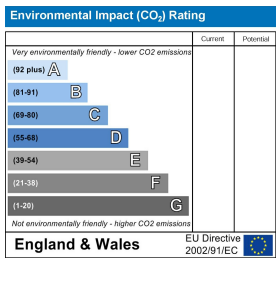




Total area: approx. 105.9 sq. metres (1140.1 sq. feet)







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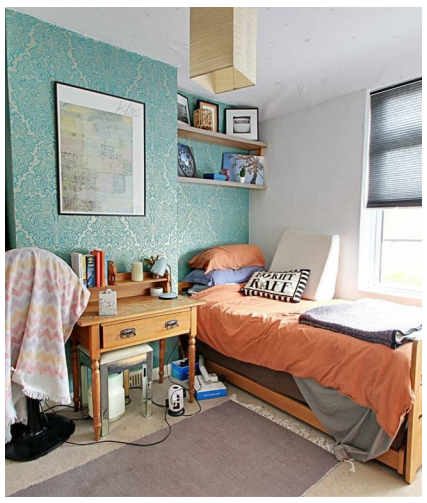

A three bedroom semi-detached home ideally situated for access to Kings Langley station, High Street, the M25 and A41.

Ground Floor
The spacious entrance hall has doors leading to the living room and kitchen as well as stairs rising to the first floor. The Living Room is a well-proportioned room which is flooded with light from the bay window. Double doors open to the Dining Room which is another impressive reception room with doors opening to the rear garden. The kitchen is fully fitted with a useful under-stairs pantry cupboard and a door leading to the side access.

First Floor
The landing provides access to all first floor accommodation. The main bedroom is to the rear of the property and benefits from built-in wardrobes. The second and third bedrooms are to the front of the property. The family bathroom completes the first floor accommodation and is fitted with a four-piece suite comprising bath, shower cubicle, WC and wash hand basin.

Outside
The front of the property is given over to a driveway providing parking for two vehicles. The rear garden extends to approximately 100ft with a large patio area directly to the rear of the property and the remainder being laid mostly to lawn. A large timber-built cabin with water and waste supply makes for a useful addition to the property - ideal for use as a home office, studio or 'man-cave'.

The Location
Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

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.

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 and proof of funds.