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# Temptation comes in many forms...



Kings Langley

ASKING PRICE £625,000

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£625,000

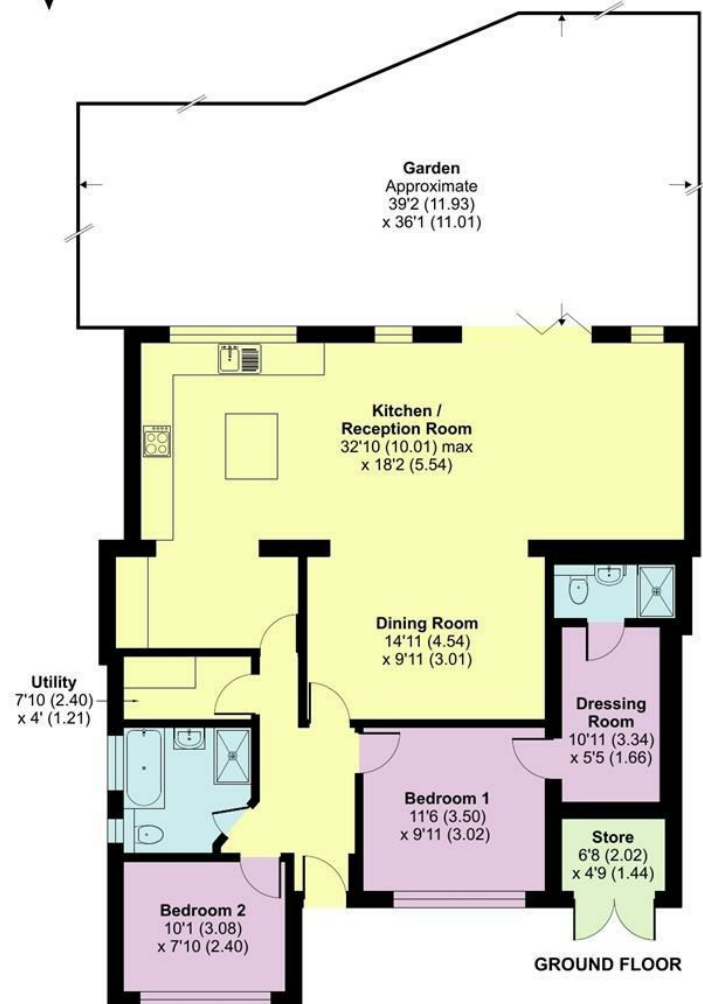
Located in a peaceful position just outside the centre of Kings Langley and boasting a magnificent open plan kitchen/living/dining room spanning the entire width of the property. Currently configured with two double bedrooms and two bathrooms the principal bedroom has the advantage of a dedicated dressing room. There is also excellent scope to convert the attic space should more accommodation be needed (STPP).



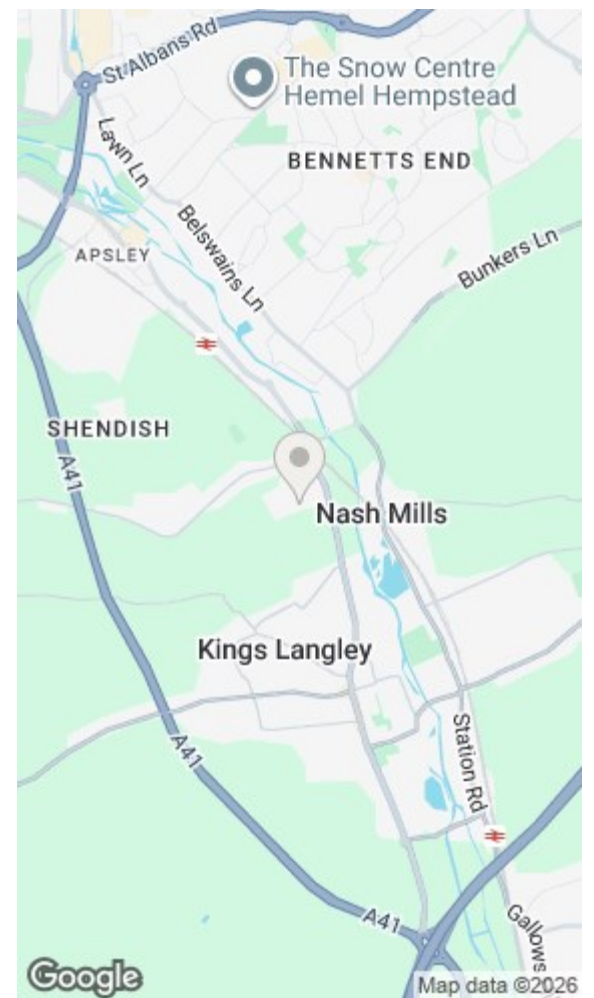
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## Barnes Rise, Kings Langley, WD4

Approximate Area = 1009 sq ft / 93.7 sq m  
 Outbuilding = 28 sq ft / 2.6 sq m  
 Total = 1037 sq ft / 96.3 sq m  
 For identification only - Not to scale



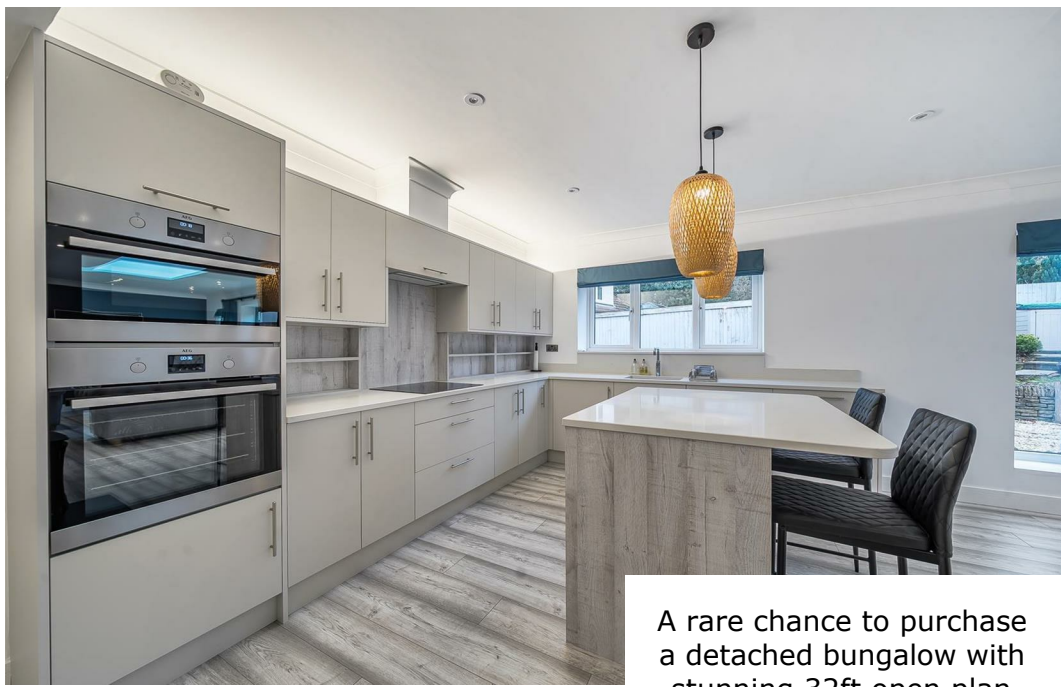
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Sterling Homes. REF: 1385589



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

England & Wales EU Directive 2002/91/EC





A rare chance to purchase a detached bungalow with stunning 32ft open plan kitchen/breakfast/living/dining room space.



#### The Accommodation

The front door opens to the entrance hall where two double bedrooms are positioned at the front of the property. The principal bedroom boasts a dedicated dressing room which has been fitted with ample hanging, shelving and drawers. From here you walk directly through to a luxuriously appointed ensuite shower room. The main family bathroom is positioned off the entrance hall and has been well appointed to include both a separate bath and walk in shower cubicle. Without a doubt the centrepiece of the property is the simply stunning open plan reception space. The kitchen area has been refitted with a high quality range of base and eye level units with central island breakfast bar. There is a dedicated living area and a separate dining space making this an exceptionally social area to entertain. This space is also flooded with natural light with several windows to the rear, a roof lantern and bi-folding doors opening to the rear garden. Further a dedicated utility room compliments the property.

#### Outside

The block paved driveway to the front has a coachman's in and out entrance and provides parking for several cars. The reduced depth garage to the front has double doors opening to a good size storage space. Gated pedestrian access to one side leads to the rear garden which has an extensive flagstone patio area and raised timber deck along with an area laid to shingle. A pathway leads to the rear boundary intersecting the main part of the garden which is laid to lawn. The garden benefits from a southerly aspect and is fully enclosed by a range of fencing.

#### Kings Langley Village

Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. 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 retains a real community feel, evident along the high street by the almost exclusive presence of independent retailers; a health shop, a butchers, an art gallery, a deli, a gift shop and a coffee shop, just mention a few. On the edge of the village Wayside farm sells fresh produce and delicious jersey milk. This choice is boosted further by a monthly high street market.

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A doctors' surgery, dentist, optician, osteopath, pharmacy, library, post office and spar cater for practical living, locally. The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

#### Sports & Leisure

Within the village there are a wide variety of groups and clubs catering for all ages and interests; a dance and drama school, toddler groups, a choir, football team, cricket club, Pilates studio and a yarn bombing group - who regularly decorate the high street with their colourful creations. The Community Centre regularly hosts village events and the Summer Carnival and Christmas Lights switch-on are firm calendar fixtures. A few minutes walk from any point in the village and you'll find yourself in stunning countryside. Alternatively see if you can spot the resident herons or King Langley's own Loch Ness Monster as you amble or cycle along the peaceful canal that runs through the centre of the village. East will take you to Apsley and Hemel Hempstead and west will take you through the grounds of London's Country Hotel, The Grove. No less than 10 pubs, restaurants or cafes in the village will be delighted to refuel you on your return!

#### Agents 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 progress negotiating any offer unless we have ID and proof of funds.



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