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you to **sell** or **let** your **property**?  
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**Kings Langley**

OFFERS IN THE REGION OF £400,000

# Kings Langley

OFFERS IN THE REGION OF

£400,000

A fully refurbished two double bedroom ground floor maisonette with parking, private rear garden and stunning views over the countryside.



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Ground Floor

All measurements are approximate.  
Plan produced using PlanUp.



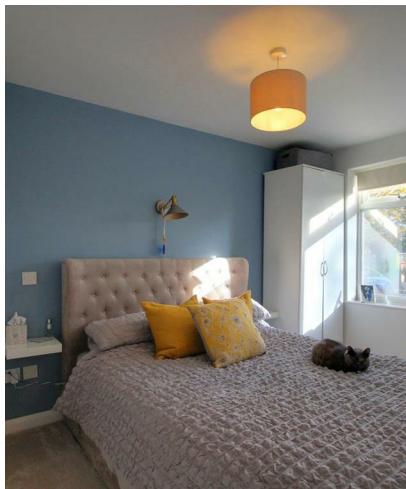
Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	B
(81-91) B	C
(69-80) C	D
(55-68) D	E
(38-54) E	F
(1-29) F	G
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	B
(81-91) B	C
(69-80) C	D
(55-68) D	E
(38-54) E	F
(1-29) F	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	





Stunning Countryside Views



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#### Inside

As you enter the property you are welcomed into a bright and airy lounge and hallway with doors leading to all rooms. Bedroom one is located to the front of the property, while bedroom two is located to the rear which has the added benefit of a fitted wardrobe. The hallway has an area that is currently being used as a study along with cupboard space behind. The refitted family bathroom is fitted with a three-piece suite to include a roll-top bath with overhead shower, wash hand basin and toilet. The refitted kitchen/dining room is certainly the best room in this delightful home. With a range of units to both base and eye level, there is plenty of storage space with sliding patio doors looking out to the rear garden and the delightful countryside views Kings Langley has to offer.

#### Outside

The rear garden is accessed via the kitchen or side gate. There is a patio directly to the rear of the property along with steps taking you up to a lawn, which also benefits from having a seated decking area where you can enjoy looking out to country views. There is also space for a free-standing shed. The front of the property has a driveway that could fit multiple cars.

#### 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.

#### Agency Notes

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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