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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

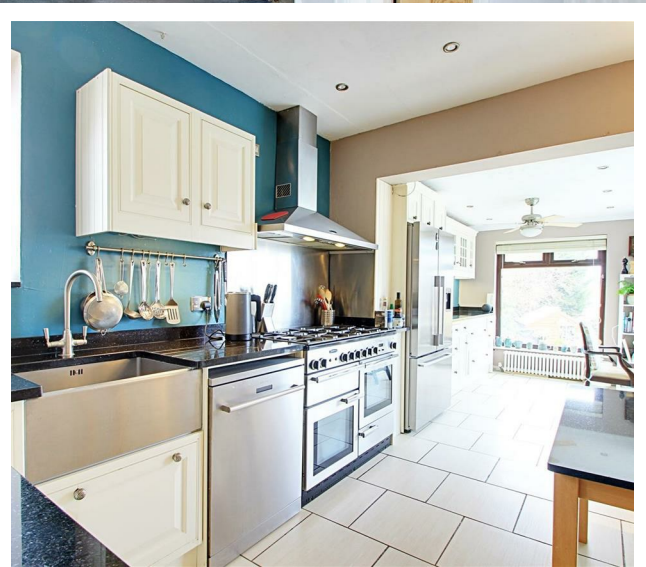
ASKING PRICE £750,000

# Kings Langley

ASKING PRICE

£750,000

A wonderful chance to purchase a mature family home with open plan kitchen/dining room, two further reception rooms, four good size bedrooms and boasting a rear garden of circa 100ft with a timber framed garden cabin.

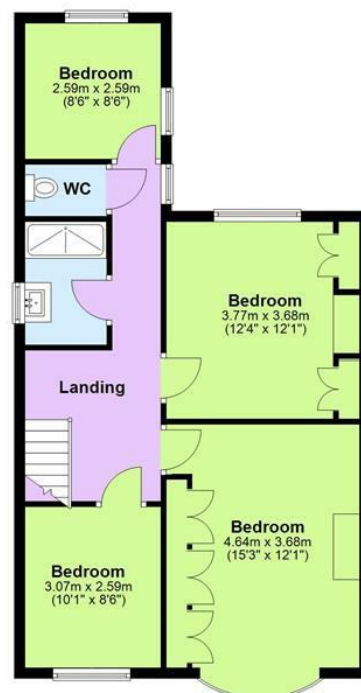


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Ground Floor



First Floor



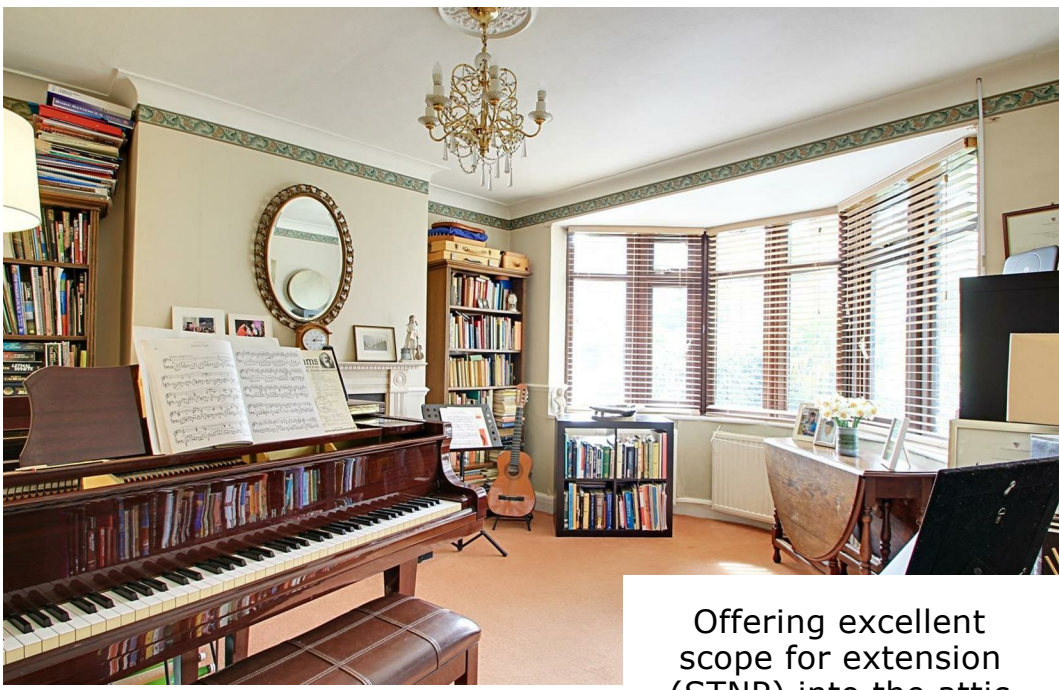
Total area: approx. 187.7 sq. metres (2020.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

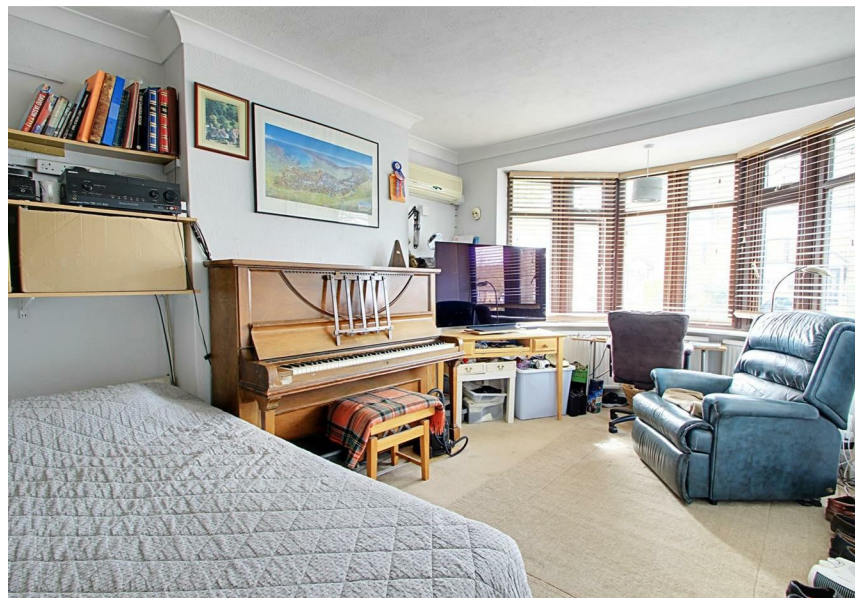


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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	
EU Directive 2002/91/EC	81	EU Directive 2002/91/EC	53
England & Wales		England & Wales	





Offering excellent scope for extension (STNP) into the attic space and a delightful outlook to the rear.



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#### Overview

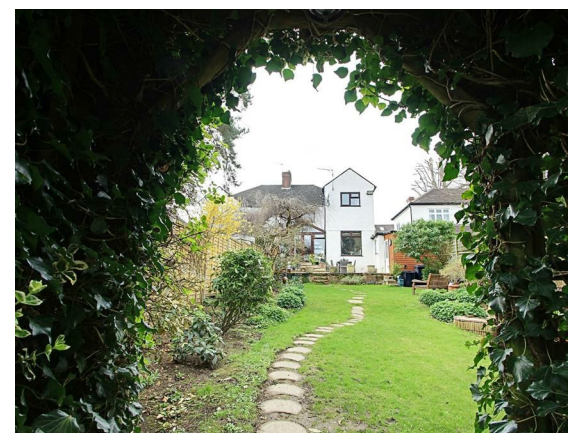
An extended and well-presented bay-fronted four-bedroom semi detached family home is situated in a highly sought-after tree-lined road. Conveniently located for popular schools at all levels, Kings Langley High Street, local amenities, the motorway network and main line stations with regular service to London Euston. The property is well arranged and is exceptionally spacious. Both the Entrance Hall and first floor Landing are unusually wide. The front Living Room includes a living-flame gas fire and bay window. The main Reception Room has an impressive marble fireplace, with gas point and flue available. The addition of a conservatory with a glass vaulted ceiling, along with the Refitted Kitchen, Breakfast Room with Granite work surfaces has enabled the two downstairs reception rooms to be retained without any reduction in space. Off the entrance hall are Guest Cloak Room and under-stairs storage space. There are four generous-sized bedrooms, with superb views from the two rear bedrooms. There is thermostatically controlled Gas Central heating throughout, with alternative electric water heater. Externally, the property offers a paved Driveway that provides excellent off-road parking facilities, a large Garage with remote-controlled electric roller shutter and pleasantly private well-maintained Rear Garden. A purpose built Garden Office is equipped with power, phone and Ethernet internet lines. This property benefits from air conditioning to specified rooms and a 'Pure Water' 'whole house' water-softening system that provides purified drinking water. (\*Water Softener by negotiation)

#### Ground Floor

There is a Double-glazed front door creating an enclosed:-  
**PORCH**  
 Tiled flooring. Two double-glazed picture windows and a panelled wooden door to:-  
**ENTRANCE HALL**  
 Double-glazed window. Stairs leading to the first floor. Under stairs storage cupboard. Doors to:-  
**LIVING ROOM**  
 Currently used by the vendor as a music room. Cast iron real flame gas burning fireplace. Double glazing bay window.  
**DINING ROOM**  
 Currently used by the vendor as a sitting room. Feature-fireplace with an impressive marble surround. Double-glazed sliding doors opening on to:-  
**CONSERVATORY**  
 An outstanding feature of this property is this beautiful conservatory that enjoys views over the rear garden. With an impressive glass vaulted ceiling, a pair of double-glazed French doors with full length windows to each side, tiled flooring and an air conditioning unit.  
**KITCHEN BREAKFAST ROOM**  
 Refitted to a high standard with a range of matching Magnet shaker style wall and floor mounted units comprising of both cupboards and drawers with colour coordinated Granite work surfaces and matching upstands. Recessed ceiling lighting. Tiled flooring. Two Air Conditioning units, double-glazed French doors and additional large bespoke window looking onto the garden.  
**GUEST CLOAK ROOM**  
 Fitted in white, with chrome fittings and comprising a low-level WC with a concealed cistern, wall-hung wash-hand basin, tiled flooring and a wall-mounted gas boiler.

#### First Floor

**LANDING**  
 Of good size and offering access to a useful, boarded loft space with fitted lights and a pull-down loft ladder. Airing cupboard. Large Double glazed opening window. Doors to:-  
**BEDROOM 1**  
 Double glazing bay window with Venetian blinds offering a wide street view. Fitted wardrobes. Air conditioning unit.  
**BEDROOM 2**  
 Double-glazed window with far reaching views over the rear garden and beyond. Double glazed windows  
**BEDROOM 3**  
 Double-glazed window looking over front drive and garden.  
**BEDROOM 4**  
 Dual aspect with double-glazed windows to the side and rear aspects offering far-reaching views over the rear garden and beyond.  
**SHOWER ROOM**  
 Fitted in white with chrome fittings and comprising a walk-in shower with a high-power pumped rainfall shower and hand-held shower attachment, a vanity unit with wash hand basin and storage underneath, colour-coordinated tiled walls and flooring, dual-fuel chrome heated towel rail, recessed ceiling lighting and a double-glazed window.  
**SEPARATE CLOAK ROOM**  
 Fitted in white with a low-level WC. Tiled flooring and a double glazed window.  
**Outside**  
**DRIVEWAY**  
 A light-grey tumble brick block driveway providing excellent off-road parking facilities for up to five cars.  
**GARAGE**  
 A large garage with widened entrance and a remote controlled electric roller-shutter door, power, lighting, hot and cold water taps and a personal door to the rear garden. The 'Pure Water' system is housed in this area.\*  
**WORKSHOP**  
 Located to the rear of the garage. An additional wooden lean-to/ storage area with sheet metal roof  
**REAR GARDEN**  
 Pleasantly private and well-arranged with a patio seating area, mature variegated herbaceous borders, areas laid to lawn, garden pond, Tool Shed, mature apple tree, two raised vegetable beds, sensor lighting, power points and outside taps.  
**GARDEN OFFICE**  
 Located to the rear of the garden is this very useful purpose-built L shaped office space with power, lighting, phone line, Ethernet Internet cable and an air conditioning unit.



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