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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 EXCESS OF £700,000

# Kings Langley

OFFERS IN EXCESS OF

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Located on the prestigious Langley Hill only moments walk from the High Street & amenities and boasting a detached double garage to the rear with further parking plus the benefit of being presented in first class decorative order. Early viewing essential.

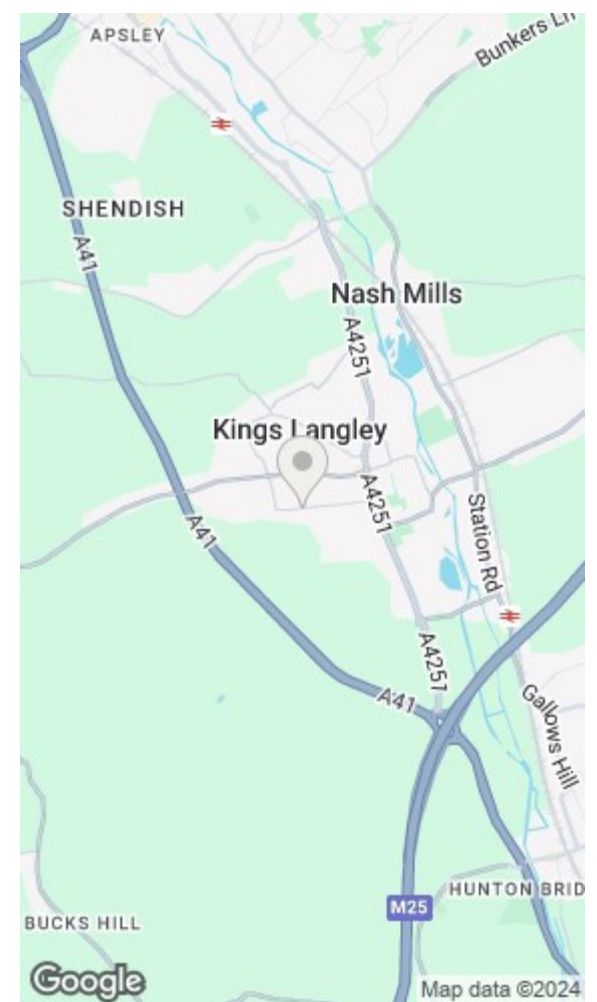


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Total area: approx. 150.9 sq. metres (1624.8 sq. feet)

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		(82 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	78	EU Directive 2002/91/EC	64
England & Wales		England & Wales	



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Character, charm and a wonderful position within striking distance of the High Street & Amenities.



#### Ground Floor

As you walk into the property you are immediately struck by the wonderful condition the sellers have maintained the property to. Stairs rise to the first floor with a useful storage cupboard under while a door to your right hand side opens to a magnificent main reception room measuring in excess of 25 ft with a window to the front, fireplace and double doors opening to a magnificent kitchen/dining room. Fitted with a high quality range of cottage style base and eye level units there are several drawer units and all finished with a butchers block work top and breakfast bar over. The kitchen/dining space is flooded with natural light by means of a window to the rear overlooking the private garden, two Velux windows to the vaulted ceiling and with French doors opening to the rear garden. A useful ground floor cloakroom completes this level.

#### First Floor

Rising to the first floor there is a spacious landing with a second set of stairs rising to the second floor. Doors open to two double bedrooms with the bedroom overlooking the back also boasting far reaching views over countryside and beyond. The main family bathroom is also positioned on this floor and is fitted with a characterful 4 piece bathroom suite which include a claw foot freestanding bath and separate shower cubicle.

#### Second Floor

A landing area on the second floor has a fitted cupboard and a door opening to yet another double bedroom which also boasts it's own en-suite cloakroom which is fitted with a wc and wash basin. There are a range of fitted wardrobes with ample hanging and storage space and the large window to the rear boasts commanding views to the rear.

#### Outside

Directly to the rear of the house is a timber decked area which is the ideal space to capture the morning sun. From here the main part of the garden is laid to lawn and fully enclosed with fencing to all three boundaries. At the rear left-hand corner is another raised timber deck with pergola over and the perfect space to enjoy the very last rays of the setting sun. A pedestrian door opens to the rear workshop section of the detached double garage which offers the advantage of power, light and electric door.

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#### The Location

This wonderful period home is located in the High Street of this highly sought-after village which offers an excellent range of local shops, cafés and restaurants, post office, library and public houses. The popular Common has a village cricket club and is very much part of village life. There is both a village primary and secondary school as well as the private school of Abbots Hill for girls and just a short drive to Berkhamsted school for boys and girls. The larger towns of Hemel Hempstead (approximately 2 miles north) and Watford (approximately 2 miles south) offer a comprehensive range of shopping and services. Kings Langley mainline station provides a regular service to London Euston and is within a 10 minute walk of the property.

The M25 at Junction 20 provides access to the motorway network and London airports.

The area is well serviced with recreational and entertainment facilities including The Grove at Chandlers Cross with golf and restaurant/spa facilities.

#### Agents Information For Buyers

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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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