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# Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £600,000

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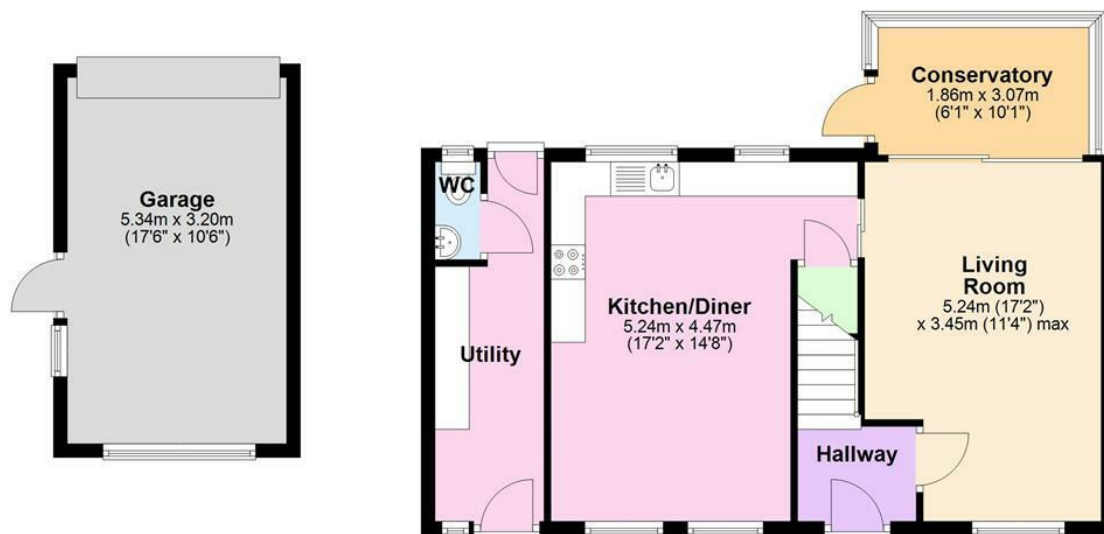
Sterling are delighted to have been favoured with the instruction of this three bedroom family home in the heart of Kings Langley village. Offered to the market requiring some updating internally, the property offers superb scope for renovation and/or extension (STNP). With accommodation briefly comprising living room, kitchen diner, utility room, WC, three generous bedrooms, shower room, garage, well sized rear garden and driveway with ample parking, this is a rare opportunity for a discerning buyer.



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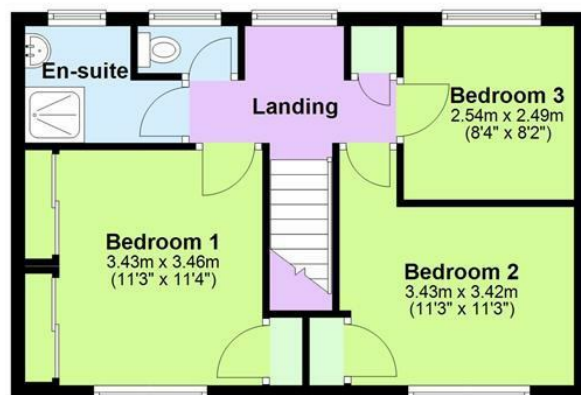
## Ground Floor

Approx. 56.9 sq. metres (612.2 sq. feet)



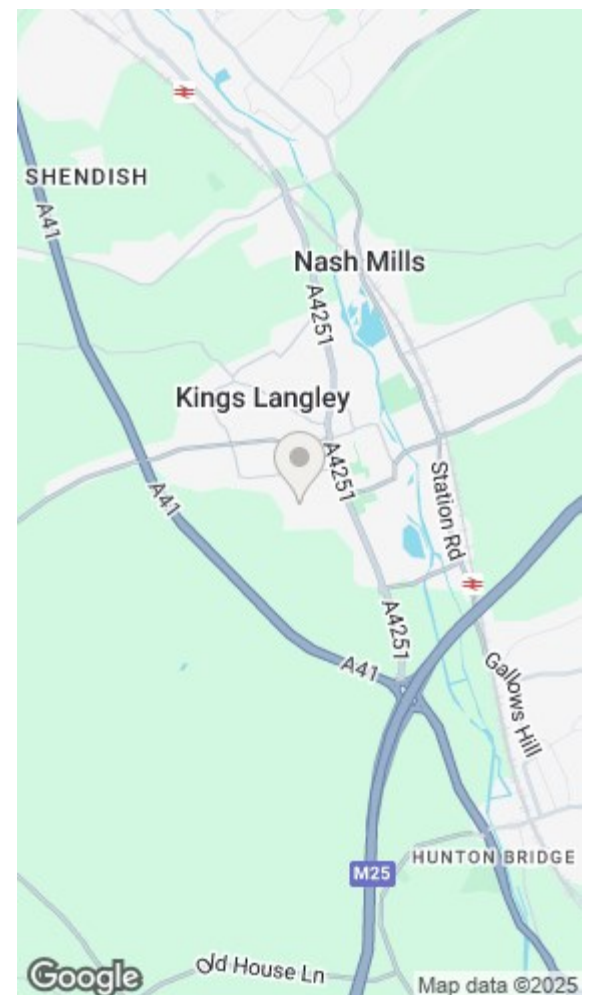
## First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 98.8 sq. metres (1063.6 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) <b>A</b>                          |                         | (82 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |





A spacious three bedroom family home in need of some refurbishment.



**Ground Floor**

Upon entering the property you find yourself in a hallway with stairs rising to the first floor and a door leading to the Living Room which is a well proportioned dual aspect room providing access to the conservatory which, in turn, leads to the rear garden. The Kitchen Diner is also accessed from the living room and is a good sized room providing a fabulous kitchen/dining room ideal for families. The Kitchen is fitted with a range of base and eye level units with roll-top work surfaces over. A door leads from the dining area to the utility room which provides access to the WC as well as the front driveway and rear garden.

**First Floor**

A light filled landing gives access to all first floor accommodation. Bedrooms one and two are both well proportioned doubles with bedroom one benefiting from a full wall of built-in wardrobes. Bedroom three is a small double or generous single. There is also a shower room fitted with a white shower cubicle and wash-hand basin and a separate WC.

**Outside**

The front of the property is laid to block paving providing off-road parking for multiple vehicles. The rear garden has a large patio directly to the rear of the property and is mostly laid to lawn with borders to the sides. A further patio area at the back of the garden gives access to a timber summer-house and the courtesy door into the garage. A gate provides access to the rear where parking for one vehicle leads to the automatic up-and-over garage door. The garage itself is served by light and power.



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**The Location**

Great Park is a quiet residential road located in the charming village of Kings Langley, offering a peaceful and family-friendly environment while still being conveniently close to local amenities. The area is well-regarded for its attractive surroundings, creating a welcoming atmosphere for residents. Kings Langley High Street, with its array of shops, cafes, and restaurants, is just a short walk away, providing easy access to everyday essentials and leisure options. The location is ideal for those seeking a balance of quiet suburban living and proximity to transport links, with Kings Langley train station offering direct services to London and other nearby towns. Families will also appreciate the excellent local schools and green spaces.

**Agent's 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.



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