



www.sterlinghomes.co.uk

01923 270 666  
Kings Langley, Abots  
Langley & Watford:  
01442 822 210  
Property  
Management  
01442 879 996  
Berkhamsted Select  
& Country Homes:  
01442 828 222  
Ting, Wendover,  
Aylesbury & Villages:

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...



Barton-le-Clay

ASKING PRICE £295,000

# Barton-le-Clay

ASKING PRICE

£295,000

Sterling are delighted to bring to the market this fabulous two bedroom home. Originally constructed as an Three bedroom home and now coming to the market having undergone an extensive remodelling and refurbishment program . The property now offers a charming "Country style kitchen " with integrated appliances and butchers block worktops. A spacious sitting room, two generous double bedrooms, and a luxurious four piece family bathroom.

Outside there is shingle driveway parking for several vehicles, and the rear garden is a delight with a raised deck area, and an adjoining patio for lazy days summer dining.

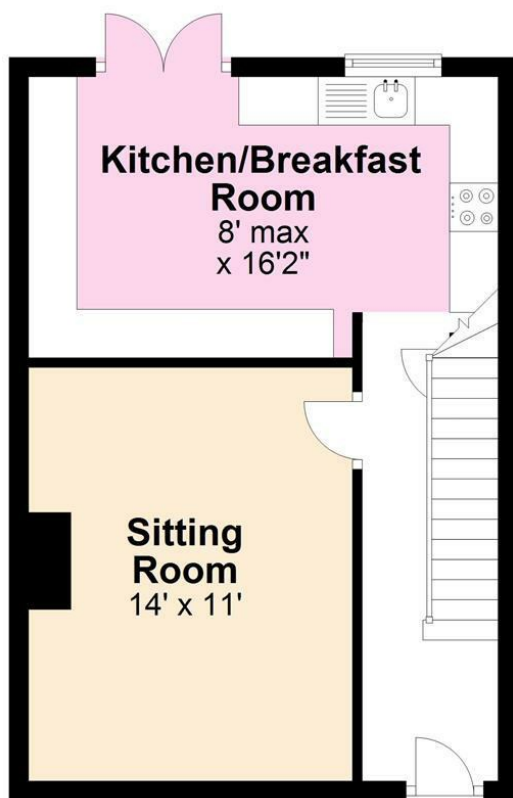
Stuart road sits a short distance from the high street, an extremely favourable location with families as within the village of Barton-le-Clay there is a vast array of amenities including local shops, doctors, post office & public houses. Scenic walks over Barton springs & local bus services are all on the door step. There is easy access to Harlington Thames Link station and the M1 motorway plus Ramsey Lower, Arnold Middle & Harlington Upper are the excellent schools in this catchments area.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

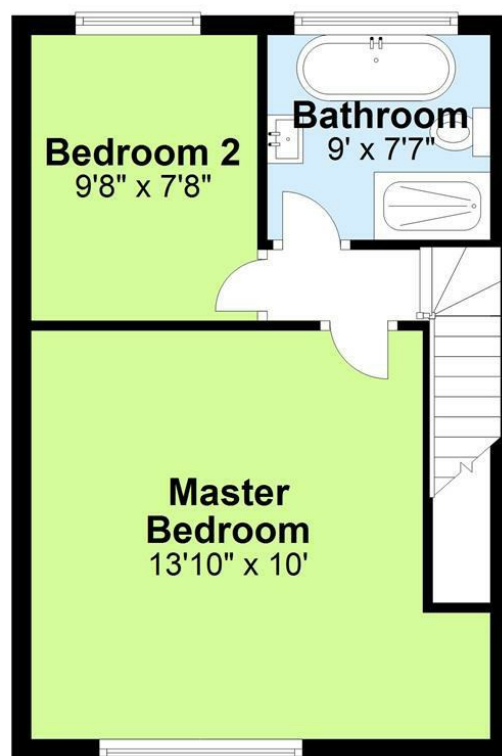
## Ground Floor

Approx. 379.9 sq. feet



## First Floor

Approx. 371.6 sq. feet



Total area: approx. 751.5 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
92 (plus) A	91	92 (plus) A	
81-91 B	73	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	

England & Wales EU Directive 2002/91/EC





A fabulous two bedroom family home, fully refurbished and offered in show home condition throughout.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

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. 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.
3. Copies of your Passport as photo identification.
4. 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.

**Connected Interest**

We are required to advise all prospective purchasers that the vendor of the property is a relative of an employee of Sterling homes.

**Locality**

Stuart road sits a short distance from the high street, an extremely favourable location with families as within the village of Barton-le-Clay there is a vast array of amenities including local shops, doctors, post office & public houses. Scenic walks over Barton springs & local bus

services are all on the door step. There is easy access to Harlington Thames Link station and the M1 motorway plus Ramsey Lower, Arnold Middle & Harlington Upper are the excellent schools in this catchments area.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)