



Kings Langley

OFFERS IN EXCESS OF

£900,000

NO UPPER CHAIN.

Sterling are delighted to offer to the market the rare opportunity to acquire this individual and stunning brick and flint detached family home.

Occupying a set back position and a mature plot the property offers exceptionally versatile accommodation arranged over two floors. The living accommodation comprises formal living room with wood burning stove, open plan kitchen/breakfast room, family room and garden room.

There are four double bedrooms and a family bathroom. The master bedroom suite occupies the whole first floor and has the benefit of fitted wardrobes and a stunning en suite master bathroom.

Externally there is ample parking via a private driveway and a stunning garden which wraps around the property and offers a very private outlook to all aspects. There is also a detached garden office/storage outbuilding.

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A rarely available brick and flint home in a stunning location with mature plot with 3 reception rooms and 4 double bedrooms.



Distance To Stations - Apsley Station (1.1 Miles)
Kings Langley Station (2.3 Miles)
Hemel Hempstead Station (2.5 Miles)
Watford Junction Station (5.9 Miles)

Distance To Schools - Rudolf Steiner School (1.9 Miles)
Westbrook Hay School (4.0 Miles)
Two Waters Primary School (0.6 miles)
Kings Langley Primary School (0.7 miles)
Nash Mills Church of England Primary School (0.8 miles)
Kings Langley School (0.6 miles)
Longdean School (1.6 miles)
The Hemel Hempstead School (1.8 miles)
Abbot's Hill School (1.1 miles)
Woodfield School (2.1 miles)
The Collett School (2.3 miles)

The Situation - Rucklers Lane is located on the outskirts of Kings Langley and Apsley and is regarded as one of the more sought after locations within Kings Langley and WD4.

Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three

Rivers.

- There is a mainline train station to the east of the village serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north.

Agency Notes - Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

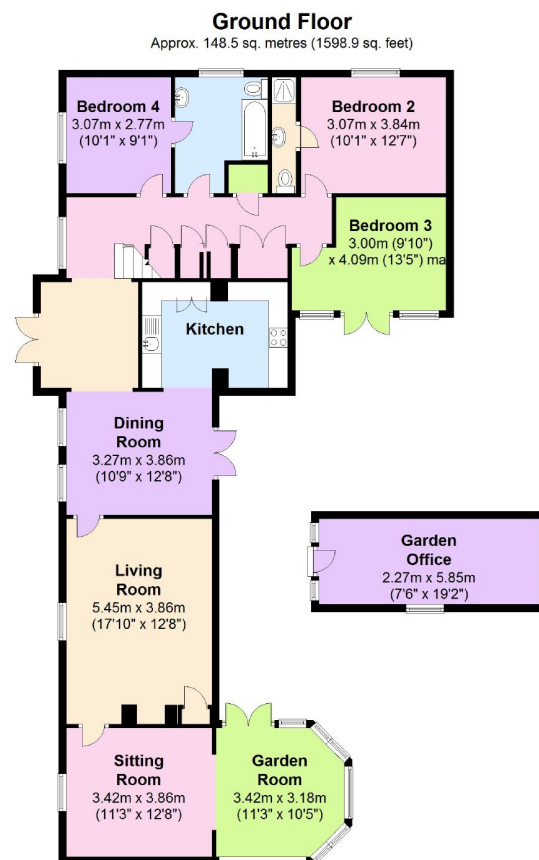
1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers 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

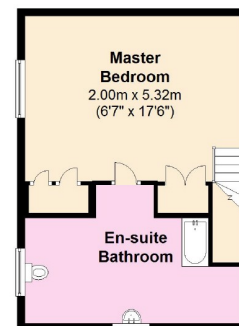
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First Floor
Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 188.1 sq. metres (2025.0 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...



Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?

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and let's see if we can **tempt** you!

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