





# Kings Langley

OFFERS IN EXCESS OF  
£800,000

Sterling are delighted to offer to the market this rarely available four bedroom, three reception room detached family home with PLANNING PERMISSION TO EXTEND (plans available upon request). Located on the highly desirable 'West Side' of Kings Langley the property is also conveniently located for highly regarded local schools, a range of transport links as well as offering easy access to Kings Langley and the neighbouring villages of Chipperfield and Bovington.

The internal accommodation comprises entrance hall, downstairs wc, re-fitted (hand painted 'Farrow and Ball') kitchen, study, living room, and sitting/dining room to ground floor level. To the first floor there are four bedrooms with the master benefitting from its own en-suite shower room and a separate family bathroom.

Externally the property excels with driveway parking for up to 4-5 vehicles to the front, whilst to the rear the garden stretches approximately 300ft in length and is mainly laid to lawn with far reaching views over countryside to both the front and rear aspects.









A four bedroom family home located on one of the most sought after roads in Kings Langley with planning permission.



About Kings Langley - Kings Langley, Abbots Langley and Watford are ideal for commuting into London by both road and rail. With a range of train stations only a short walk or quick drive from your doorstep you can be in central London in approximately 25 minutes. The area is renowned for its prestigious schools including the Rudolph Steiner School and the Watford Grammar school.

Kings Langley Village - The population of Kings Langley is circa 5,000 and encompasses several immediate areas such as Chipperfield which was recently considered one of the top 12 most desirable places to live in a national survey. Housing stock here varies from the well know Ovaline Factory which is now converted into canalside luxury apartments though to sprawling country estate found in locations such as Chipperfield, Sarratt and Bovington.

On Your Doorstep - Watford - The home of Premiership Football Team The Hornets, Watford is further complimented by a thriving town centre with the comprehensive Intu and Charter Place shopping centres, both offering well-known High Street stores and individual independent shops, as well as popular restaurants and coffee shops. The town also provides an excellent range of amenities and sporting facilities and is home to a Championship football club and Premier League rugby club, Saracens.

Transport Links - The town is ideally located for the commuter with Kings Langley mainline station providing a fast and regular service to London Euston and the Metropolitan Line Underground station in Watford providing access to Baker Street and The City. There are also excellent links to the national motorway network with junction 5 of the M1 and junction 19 of the M25 approximately 1.5 miles from the town centre.

Information For All Buyers - 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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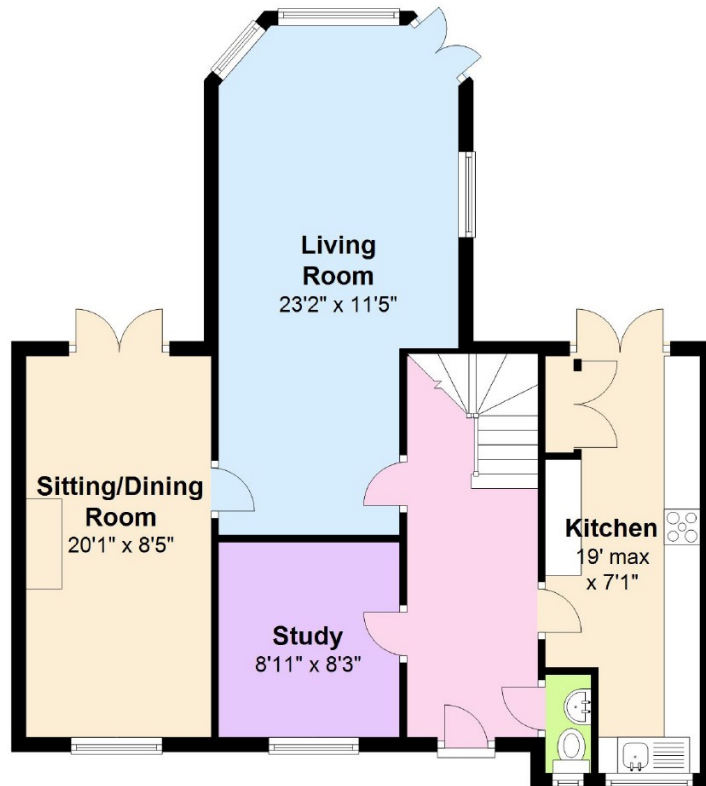




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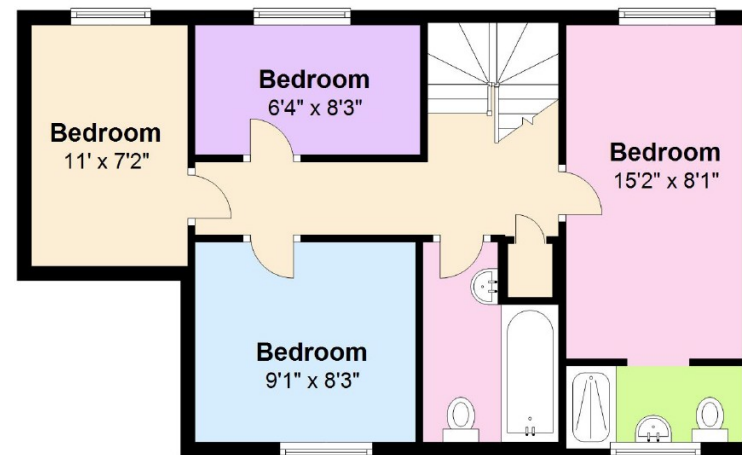
## Ground Floor

Approx. 702.5 sq. feet



## First Floor

Approx. 526.5 sq. feet



Total area: approx. 1228.9 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



# Temptation comes in many forms...



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you to **sell** or **let** your **property**?

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

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