



# Kings Langley

## GUIDE PRICE

£1,100,000

Situated in a quiet turning off Love Lane on the most sought after West side of the village is this substantial detached family home which is presented in good decorative order throughout.

The property comprises, on the ground floor level an entrance hall, living room, dining room, office/study, kitchen/breakfast room, utility room and downstairs cloakroom. At first floor level there are two bedrooms with en-suite facilities then two further bedrooms and family bathroom.

Outside, to the front, there is a large gravelled drive on which you can park up to seven vehicles which leads to the garage. There is also a raised shrub border to the side and hedging to the front. To the rear, the garden is mainly laid to lawn and also enjoys a wide variety of trees, mature plants and shrubs. There is also a separate patio area and the house enjoys side access from both flanks.







A four bedroom well presented detached family home situated in a quiet cul-de-sac location in Kings Langley.



Ground Floor - The ground floor internal accommodation comprises an entrance hall with Karndean flooring and coat cupboard, a white two piece downstairs cloak room, lounge with feature fire place leading to a conservatory with views over the rear garden, fitted study with window to front, utility room, dining area with feature fireplace and a fully fitted kitchen/ breakfast room with patio doors leading to the rear garden.

First floor - The first floor landing has doors opening to all four bedrooms, ensuites to bedroom one and two as well as a white four piece family bathroom suite. All four of the bedrooms are of good proportions.

Outside - Externally the property to the front has a gravelled drive-way with ample parking for up to seven cars, a raised shrub border, hedging to front and side access leading to the rear garden. The pleasant and secluded Southerly facing rear garden is mainly laid to lawn with shrub borders as well as having a generous covered patio ideal for entertaining.

The Situation - 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 serving 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.

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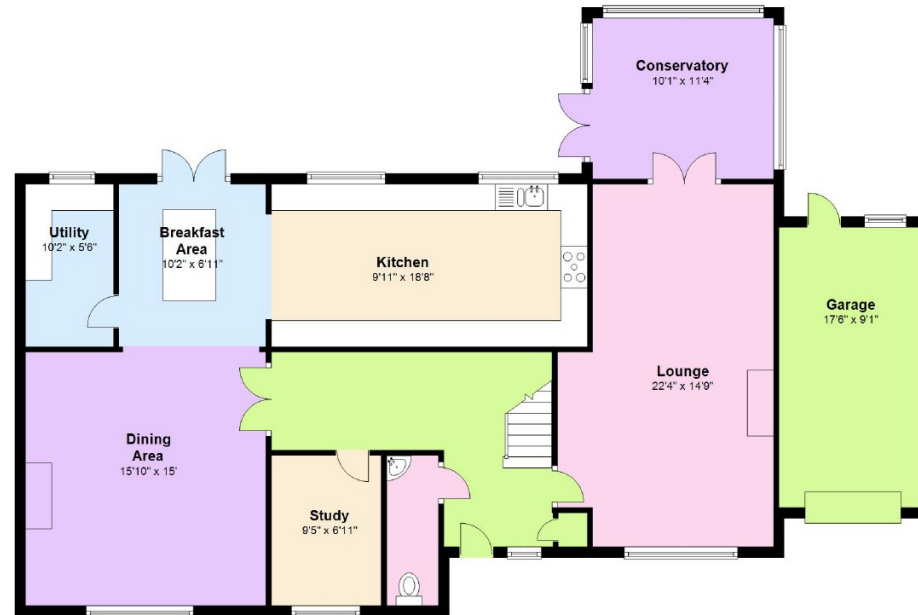
1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.

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Ground Floor



First Floor



All measurements are approximate.  
Plan produced using PlanUp.

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