



Kings Langley

PRICE GUIDE

£1,150,000

A most impressive five bedroom detached family residence, offering versatile living accommodation throughout and situated in this premier location, just a short walk from the main line train station and measuring approximately 3200 sq ft in size and having been remodelled, extended and refurbished to exacting specifications.

Accommodation comprises: entrance hallway, cloakroom, spacious sitting room opening through to a most impressive open plan kitchen/dining/family room with beautiful bi-folding doors opening out to the rear garden, utility room, store room, playroom, study, a bedroom two with en suite to include separate steam room leading through into a study/dressing room, along with the master bedroom suite with en-suite and walk in wardrobe, perfect for conversion into a self contained annexe should this be required. To the first floor, there are a further three double bedrooms and family bathroom and a wealth of eaves storage.

To the outside, the property enjoys a beautifully landscaped rear garden, predominately laid to lawn with a large patio area, perfect for outdoor entertaining. There is a detached outbuilding, perfect for conversion into a home office or studio with three rooms. The property further benefits from a further landscaped garden to the front and driveway parking for several vehicles.





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A wonderfully versatile family home with the benefit of a south/east facing garden and three room cabin.



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.

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. 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.

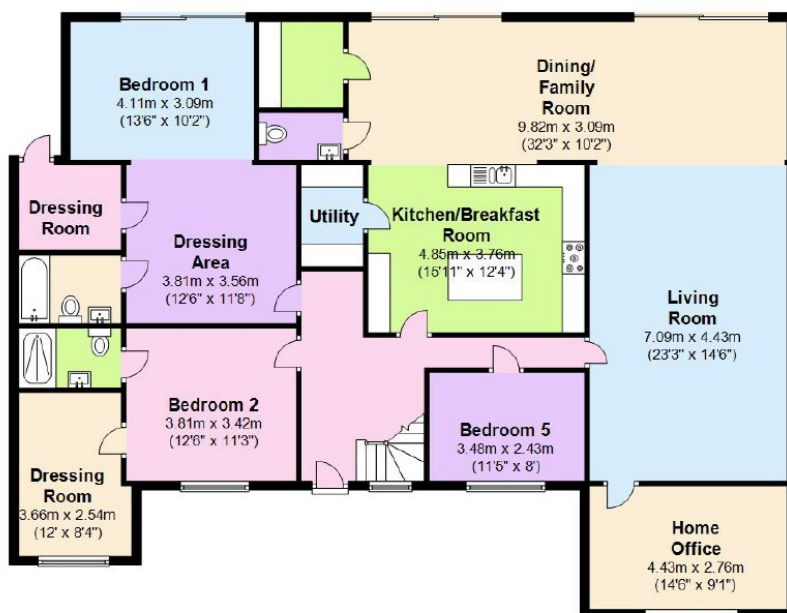
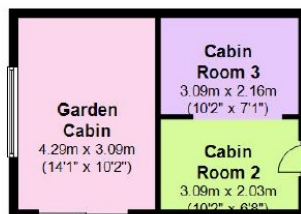
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Ground Floor

Approx. 189.6 sq. metres (2040.4 sq. feet)

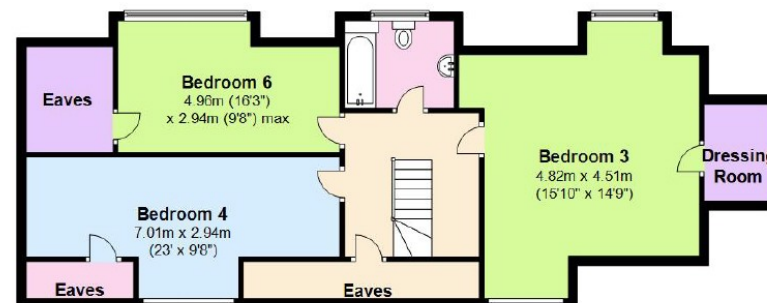


Total area: approx. 278.3 sq. metres (2995.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

First Floor

Approx. 88.7 sq. metres (955.1 sq. feet)



Temptation comes in many forms...



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!

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Aylesbury & Villages:
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& Country Homes:
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Hemel, Boxmoor
& Bovingdon:
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Kings Langley, Abbots
Langley & Watford:
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