



**FAIRYDELL CLOSE KINGS LANGLEY WD4**  
**£5,500 PER MONTH** AVAILABLE 01/03/2024

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

Fairydell Close Kings Langley WD4

**£5,500 Per Month**  
**Unfurnished**

 **5 Bedrooms**  
 **3 Bathrooms**  
 **2 Receptions**

## Features

- Brand new detached Eco home, - Five bedrooms, - Three bathrooms, - Bespoke design & superior specification, - Private gated driveway and ample parking, - Beautiful rural location, - Deposit equivalent to 5 weeks' rent

## Council Tax

Council tax band not specified

## Hamptons

2 Station Road  
Rickmansworth, WD3 1QZ  
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www.hamptons.co.uk

# { A BRAND NEW BESPOKE BUILD FIVE BEDROOM ECO HOME

## The Property

Finished to a superior specification throughout, this unique abode exudes a striking and contemporary design throughout. The accommodation comprises: An oversized urban front door opening into the grand hallway where you can access the principal bedroom with Lusso en-suite. There are four further double bedrooms and a luxuriously appointed Lusso family bathroom. The principal bedroom and bedroom one benefit from a spacious exterior balcony granting impressive views of the surrounding countryside with a clear, toughened glass balustrade. An exquisite floating staircase with glass balustrade leads to the lower ground floor area. Here you can enter the magnificent Schrueller commissioned kitchen/dining and family room, which has been finished to an exceptional standard, featuring a large island, Quartz worktops, a Cooker Hot Tap, and integrated Miele Appliances. On the lower ground floor is a fully functional utility room with Samsung appliances, a shower room with WC, and a secondary, spacious reception room. The garden and the shared landscaped areas back onto open countryside. Deposit equivalent to 5 weeks' rent.

## Location

The village is surrounded by open countryside, yet is convenient for wider facilities including a delicatessen in nearby Kings Langley, Chorleywood and Rickmansworth which offer a variety of shops, restaurants and supermarkets. The locality has highly regarded state and private schools. The M25 J.20 is 3.4 miles away. Hemel Hempstead station for Main Line trains to Euston is 2.1 miles away. Metropolitan

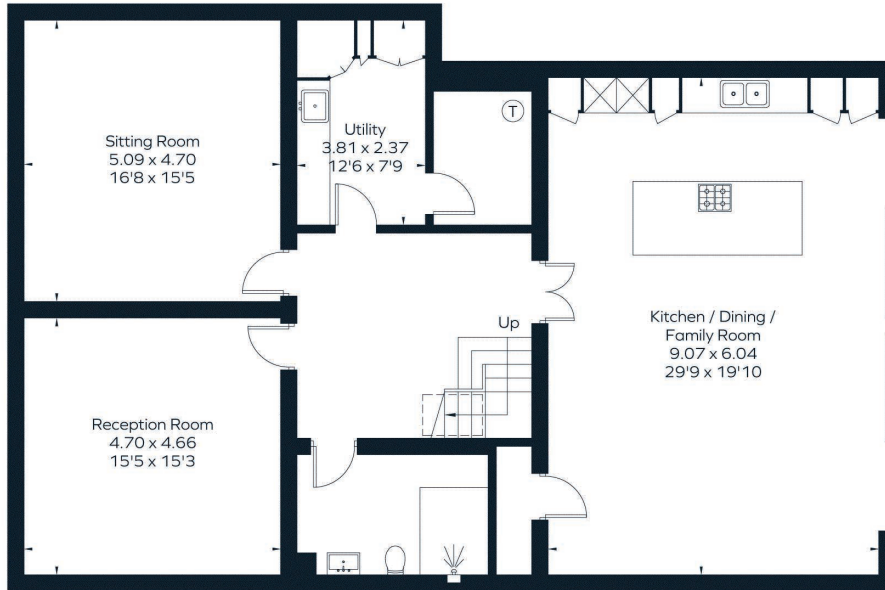
and Chiltern Line services are available from Chorleywood and Rickmansworth. Local footpaths provide a variety of wonderful walks.



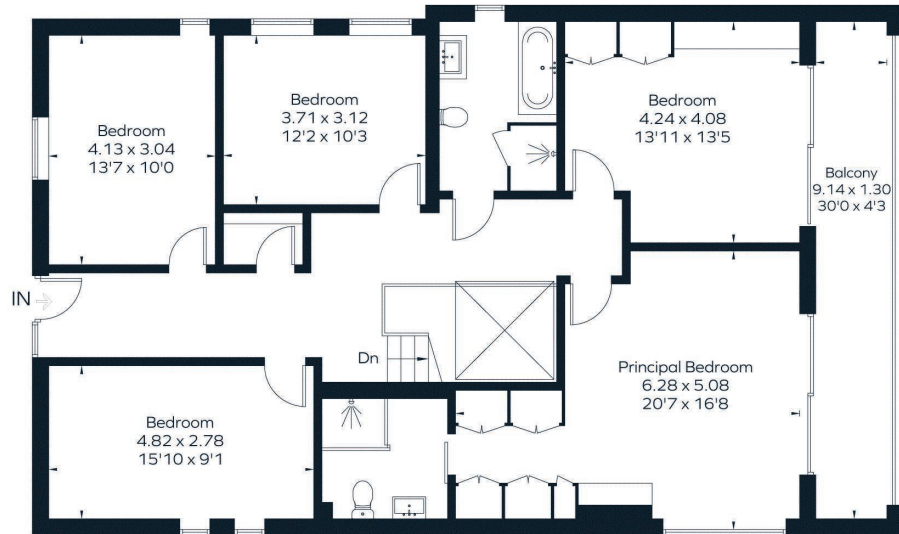
Approximate Area = 275.5 sq m / 2965 sq ft  
 Including Limited Use Area (1.0 sq m / 11 sq ft)



= Reduced head height below 1.5m



Lower Ground Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 322413

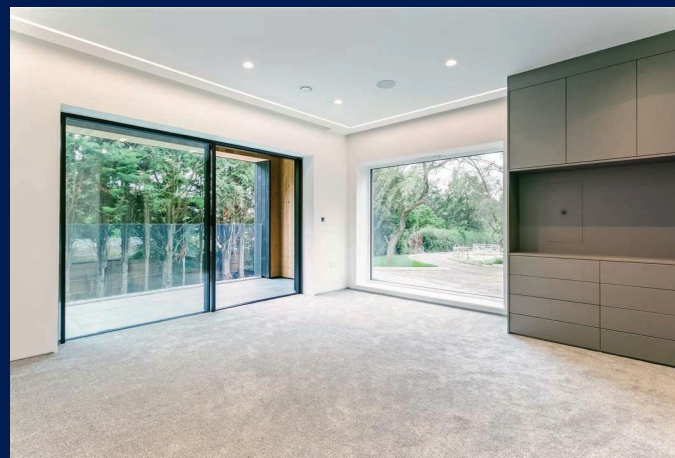
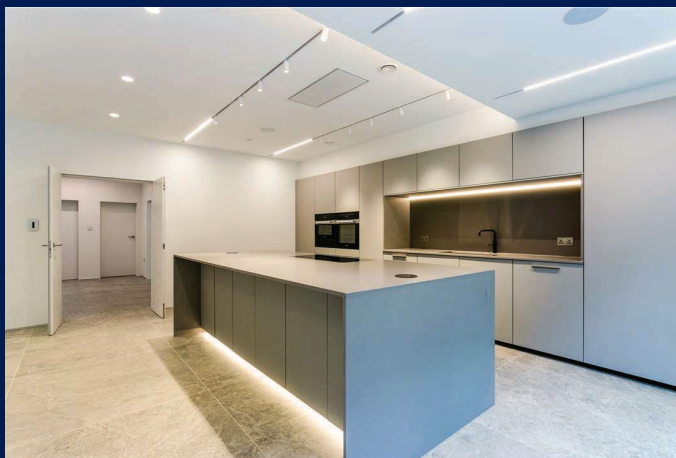
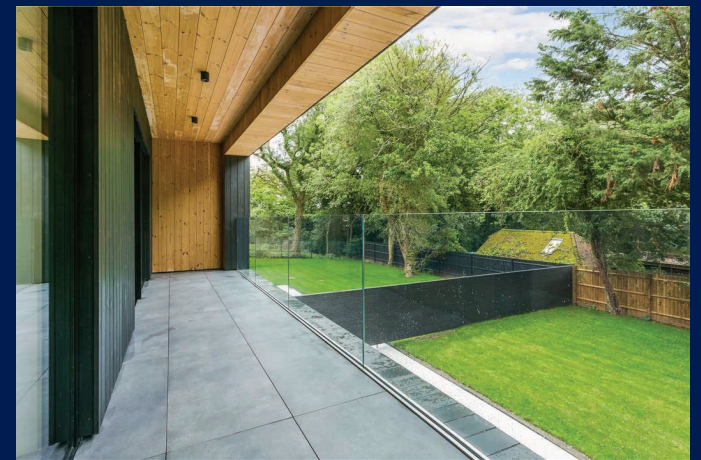
**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
		100	100
<small>Not energy efficient - higher running costs</small>			
<small>EU Directive 2002/91/EC</small>			
<b>England &amp; Wales</b>			





ESTABLISHED 1899  
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