

108 Rucklers Lane
, Kings Langley
WD4 8AY

David
Doyle
Sales and Lettings

Guide Price £525,000 Freehold



A Rarely Available Three Bedroom semi detached Family Home situated in this popular Kings Langley side road close to excellent amenities including the Mainline Train Station and highly regarded schooling. Offered to the Sales Market for the first time in many years and having been updated by the current owner yet offering excellent scope to extend subject to the necessary planning consents, this property is a must see to appreciate. The accommodation to the Ground floor comprises a hallway with stairs leading to the first floor and a door to the spacious Living/Dining Room opening to the extended recently refitted kitchen with a range of wall and base units, coordinating work surfaces and space and plumbing for white goods. Finishing the ground floor accommodation is an inner lobby with doors to a utility room, guest WC and a very useful covered side area with a further utility room/shed. To the first floor is a spacious landing with loft access and doors to three good sized bedrooms and the large family bathroom fitted in a white suite with a corner bath and chrome fittings. Externally, a particular feature of the property is the rear garden which is of magnificent size and well arranged with a patio seating area and steps leading to lawn with mature trees and shrubs, a further shingled seating area, a large shed/workshop to the gardens end, fenced boundaries and gated side access to the front of the property offering a further mature garden area with walled boundaries and plenty of communal parking close by. The property enjoys lovely views to the rear and front aspects and has the benefits of Double Glazing and Gas central heating. Call now to view.

Semi Detached Three Bedroom Family Home

Beautiful mature Generous Gardens

Extended To The Ground Floor

Large Workshop/Shed To The Gardens End

Tastefully Presented Throughout

Close To Station, Schools & Amenities

Large Family Bathroom

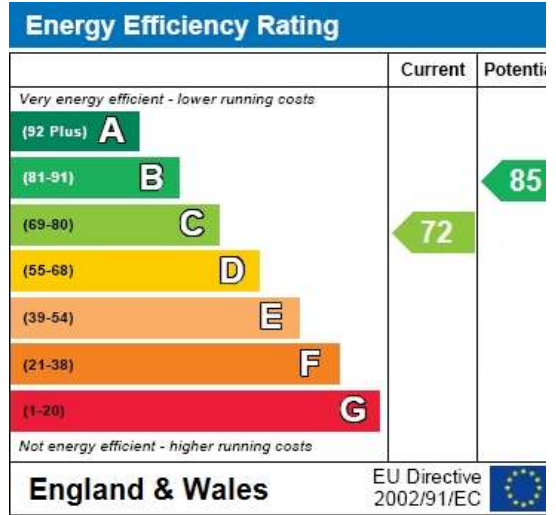
Viewing Advised

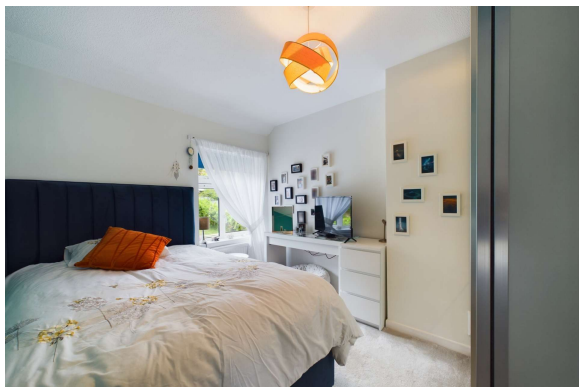
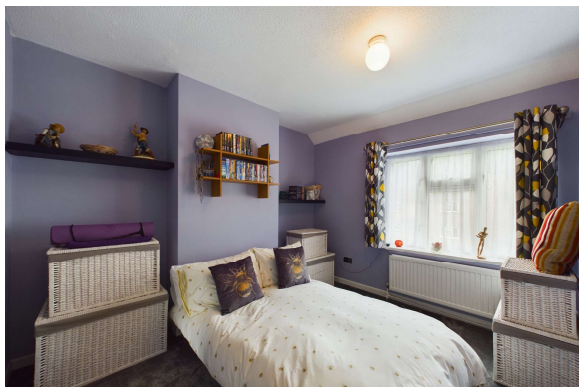
Council Tax Band D

Freehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

108 Rucklers Lane, Kings Langley, Hertfordshire, WD4 8AY

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? ? Good question 1930's I think

Council Tax Band D

This year council tax charge £2224.34

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Cable


What parking facilities does your property have None
On road

Please state any costs per annum for parking £0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	Yes
If yes please state what restrictions are in place.	I believe you are not supposed to run a business from home, but I am not dead sure anout that, was a long time ago and I could be wrong 
Are there any rights of way or easements?	No
Is your property is a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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