Tel: 01923 677755 Fax: 01923 680729

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KINGS MEADOW, KINGS LANGLEY – OFFERS IN EXCESS OF £850,000 4 Bedroom Detached









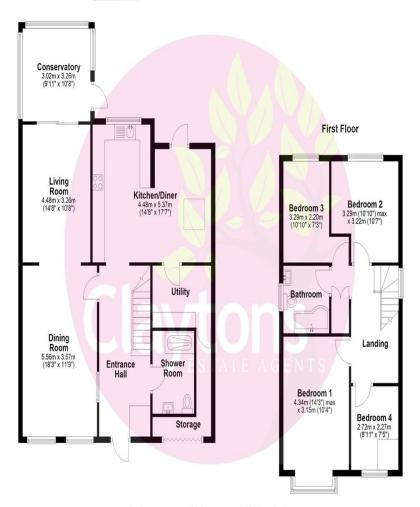
This unique 4 bedroom 2 bathroom detached residence is situated in a quiet & sought after cul de sac and stands on a particularly large and secluded plot BACKING ONTO THE GRAND UNION CANAL.

Kings Langley village centre with all of is amenities is close by and there is also excellent access to the major road links M1 and M25 and Kings Langley station,

- Canal side location
- Beautiful plot
- 4 Bedrooms
- 2 Bathrooms
- Conservatory
- Utility room
- Kitchen/dining room
- Lift



Ground Floor



Total area: approx. 153.9 sq. metres (1656.7 sq. feet)

☎ VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particluars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92+)(81-91)(69-80)(55-68)(39-54)(21 - 38)G (1-20)Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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