

Highfield

Love Lane, Kings Langley

Hertfordshire WD4 9HN

£975,000



### Property Highlights

- ✓ One of the Area's Prime Locations
- ✓ Detached Family Home with Annex Potential on a 1/5th Acre Plot
- ✓ Four Reception Rooms
- ✓ Four Double Bedrooms
- ✓ Family & En-Suite Bath/Shower Rooms
- ✓ Gas Central Heating System
- ✓ Mature Well Screened Garden
- ✓ High Street Approx a half Mile

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### How can we help you?

**Need a mortgage?** We recommend Guest Independent Mortgage Advice Ltd. They can search the market for you and ensure the right lender and mortgage deal are recommend-ed. They typically achieve mortgage offers much quicker than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call them on 0845 026 8527, or visit their website for more info: [www..mortgages.co.uk](http://www..mortgages.co.uk)

**Property to sell?** If you need to sell a property in order to buy, you ide-ally need to be on the market at least (and preferably sold stc) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly, usually within 48 hours and sometimes on the same day. Just ask for a free valuation and we can pop out to your property and discuss your needs.

**Need a solicitor?** A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We can instruct a local firm that is competitive on cost and very reliable. Just ask for a quote.

**Need a surveyor?** If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you. Just let us know if we can help!

## Property Description

A modern detached family home set in a generous and mature corner plot with Kings Langley Common close by and within half a mile of the High Street, in this popular Hertfordshire village. The property benefits from sealed unit double glazing to most windows, oak internal doors with chrome handles and a number of tv and telephone points throughout the home, the accommodation briefly consists, Porch, Reception Hall, Cloakroom, Lounge with feature fireplace, Dining Room, Study, Family Room, Kitchen/Breakfast Room, two flights of stairs, Four Double Bedrooms, Family and en-suite Bath/Shower Rooms, a Detached Double Garage, off street Parking for 6 Cars, Front and Back Gardens the rear being Mature and Well Screened.

## The Surrounding Area

Kings Langley Common is on the doorstep comprised of woodland and open areas ideal for exercising and dog walking, there are also numerous footpaths onto open farmland with in a short distance. Kings Langley is a popular commuter village with a vibrant High Street offering a mixture of coffee shops, boutiques, butchers, a sweetshop and delicatessen, restaurants, pubs and library to name but a few and a monthly farmers market. Education has a choice of state and private schools in the surrounding area with the nearby Kings Langley Primary and Secondary Schools, in the wider area are Abbots Hill, St Nicolas Preparatory, Westbrook Hay and The Watford Grammar Schools. Sports and Leisure are well catered for in the village and surrounding towns including Tennis, Football, Cricket, Golf, Rugby and Hockey Clubs, a Pilates Studio and Fitness Centres. The Grand Union Canal runs trough the village with beautiful towpath walks. Kings Langley Mainline Station to Euston (approx 25 Mins) and minutes drive of the M25 and A41 giving access to the National Motorway Network and London's Airports.

## The Accommodation

### An Enclosed Porch

Half glazed external double doors, quarry tiled floor, door to utility room with plumbing for a washing machine and vented for a tumble dryer, Oak front door to:





#### Reception Hall

Quarry tiled floor, radiator cabinet, small under stairs cupboard, sealed unit double glazed door to side pathway, stairs to first floor.

#### Cloakroom

Wash hand basin with mixer tap, wc with shelf behind, radiator.

#### Lounge

Entered via panel glazed double doors. A delightful room with feature fireplace and a large deep bay window with slate tiled seat overlooking the garden, serving hatch to kitchen, coving, two wall light points, two radiators, double doors to:-

#### Dining Room

Coving, sliding sealed unit patio door, radiator, double doors to:-

#### Study

Coving, radiator, secondary stairs to bedroom four.

#### Family/Play Room

Coving, radiator, laminate flooring.

#### Kitchen/Breakfast Room

Ample work tops with cupboards and drawers below and a range of wall cupboards all oak fronted and soft close, stainless steel sink unit with mixer tap, Bosch 4 ring gas hob with Bosch stainless steel extractor hood above, Neff electric double oven and grill, Bosch integrated fridge/freezer and slim line dishwasher, serving hatch, breakfast area with double doors to the patio and garden, store cupboard housing Glow Worm gas fired boiler, two radiators.



## First Floor

#### Landing

Linen cupboard, loft hatch with fixed drop down ladder, part boarded with light and power.

#### Bedroom 1

Range of fitted and built in wardrobes with hanging space and shelving, radiator, door to:-

#### En-Suite Bath/Shower Room

Spa bath with mixer tap and recessed tv/radio at the foot end, and a ceiling speaker, inset wash hand basin with cupboards under, separate cubicle with power shower, wc, ceramic tiled walls, inset large heated mirror, radiator/towel rail, extractor fan, door to bedroom four:-

#### Bedroom 2

Three built in double wardrobes with hanging space, shelving and a shelved airing cupboard, radiator.

#### Bedroom 3

Two built in double wardrobes with hanging space and shelving, radiator.

#### Family Bath/Shower Room

Panelled bath with mixer tap, separate cubicle with power shower, inset wash hand basin with shelf and cupboards below, wc, Chrome heated towel rail, ceramic tiled walls, radiator.

#### Bedroom 4

Secondary stairs to study, access to en-suite, radiator.

#### Outside

To the front of the property is a brick paved driveway providing parking for 6 cars, two areas of lawn with stocked borders, mature hedging and specimen trees. A detached **Double Garage** with twin up and over doors and side door, light and power and overhead storage. A gated side pathway with outside tap and double power point leads to the rear which has a wide Indian Sandstone patio, a pond, the remainder is mainly laid to lawn with stocked beds and borders with mature beech hedging and firs, to the rear is a Greenhouse and Summer House/Shed.



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