

01923 270 666
Kings Langley, Abbots
Langley & Watford:

01442 822 210
Management
Property

01442 879 996
& Country Homes:
Berkhamsted Select

01442 828 222
Aylesbury & Villages:
Ting, Wendover,

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!

Temptation comes in many forms...

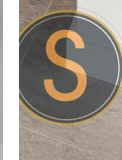
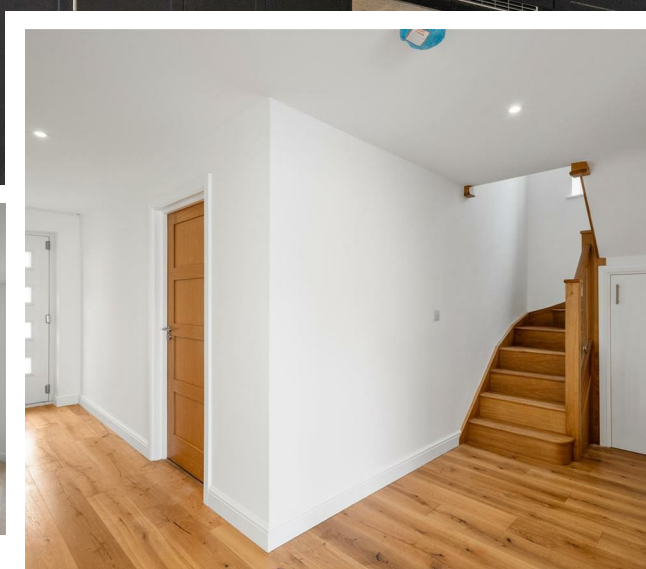
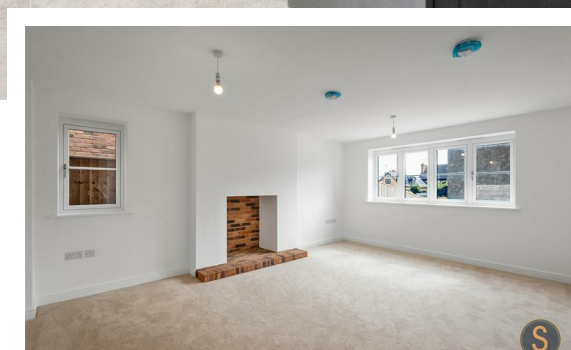


Slapton

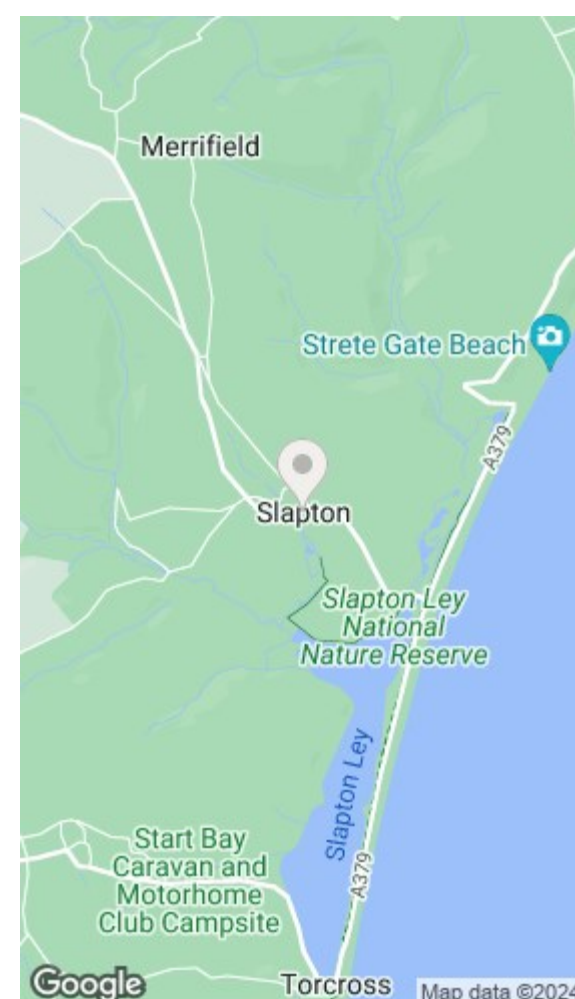
ASKING PRICE

£800,000

A simply stunning detached new home which is build complete and ready to move into. Boasting a wonderful open plan kitchen/dining/family room with separate living room and study alongside 5 bedrooms and 2 bathrooms alongside a Westerly facing gardens and views to the front and rear! Early viewing strongly advised.



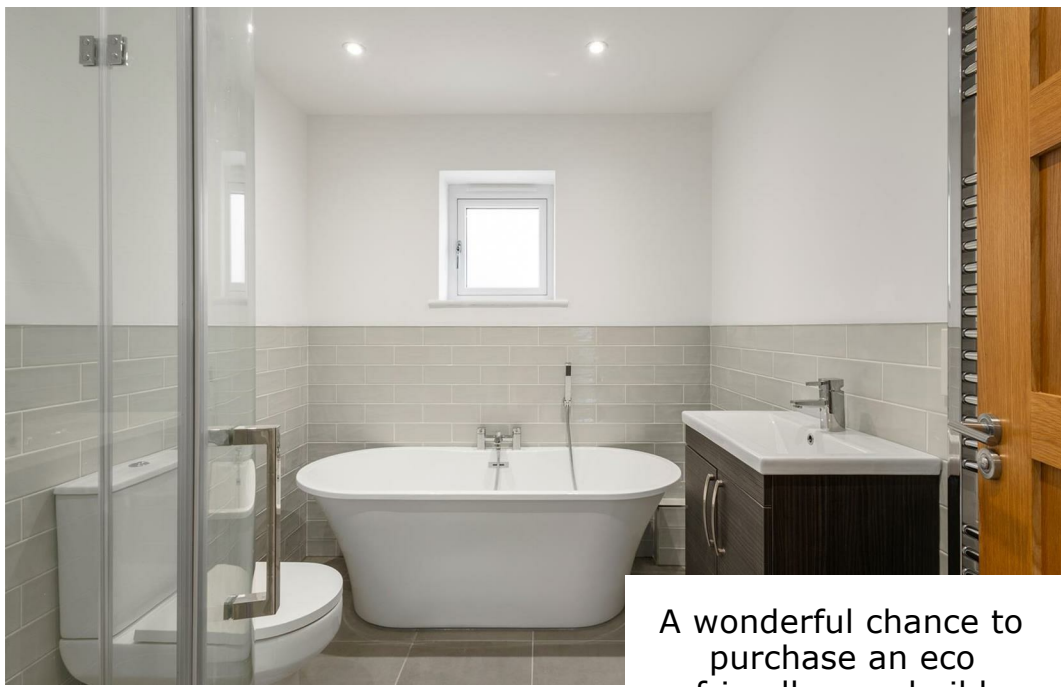
www.sterlinghomes.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC





A wonderful chance to purchase an eco friendly new build home in a set back location.



www.sterlinghomes.co.uk

Ground Floor

Walking through the front door you are greeted by an reception hall which opens out to the middle of the property where stair rise to the first floor and access to the ground floor cloakroom which has been fitted with a low level wc and wash basin. Doors open to all ground floor accommodation including a dedicated living room which is positioned at the front of the property and boasts an exposed brick chimney breast which is ideally placed for a cast iron wood burning stove. Positioned at the rear of the property is the wonderful open plan kitchen/dining/family room which has a range of integrated appliances and a central island breakfast bar area. Off the kitchen is a dedicated study which could also form a really snug den for children and teenagers alike.

First Floor

An exceptionally spacious landing area has doors opening to all five of the well proportioned bedrooms and to the luxuriously appointed family bathroom which has been fitted with to include a freestanding bath, vanity wash basin with cupboard under, low level wc and corner shower cubicle. The principal bedroom is fitted with an ensuite shower room.

Outside

The private driveway to the front of the property provides ample parking and leads to the larger than average garage with an electric metal roller door. Pedestrian gates to the side lead to the rear garden where a natural stone patio extends the full width of the garden and leads to the main part of the garden which is laid to lawn and fully enclosed by fencing.

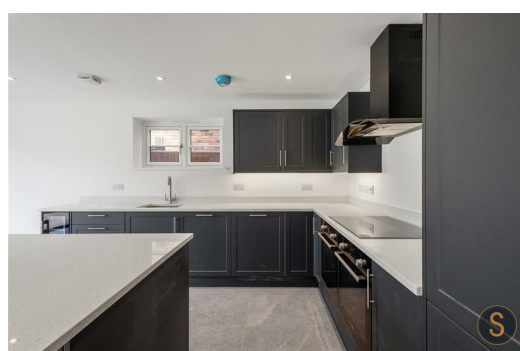
The Location

Slapton Village is near the Grand Union Canal and open countryside is located about five miles south of Leighton Buzzard and three miles west of Edlesborough. It features a local church, public house and village hall and is easily accessible by road to nearby Leighton Buzzard and Berkhamsted for a range of shopping and leisure pursuits, plus Leighton Buzzard Station, with fast trains to London Euston in approx. 30 minutes.

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 principle.
 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.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



www.sterlinghomes.co.uk