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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...



Abbots Langley

GUIDE PRICE £850,000

Abbots Langley

GUIDE PRICE

£850,000

A wonderfully flexible family home measuring in excess of 2000 sq ft over three floors and boasting off road parking, 150ft Southerly facing rear garden and the bonus of a timber framed garden cabin to the rear boundary - internal inspection essential, open to offers.

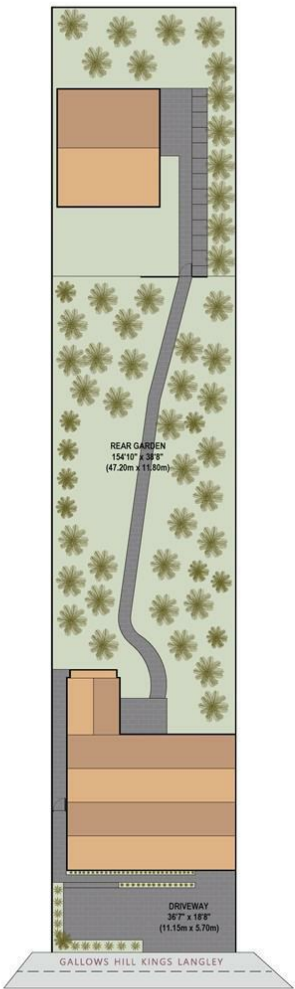


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GALLOWS HILL

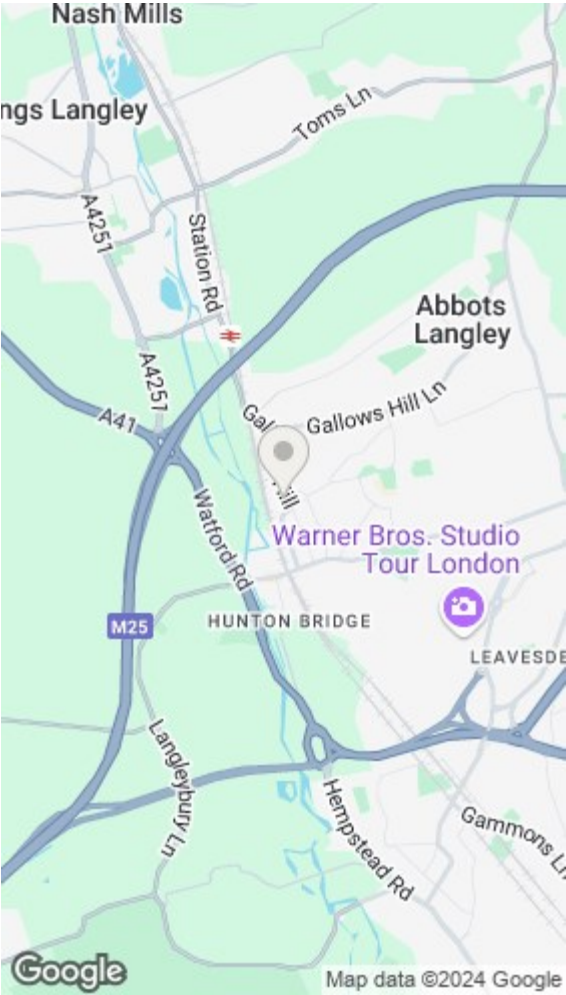
KINGS LANGLEY

Approximate Gross Internal Floor Area
3092 sq. ft / 287.24 sq. m (Including Outbuilding)
2614 sq. ft / 242.87 sq. m (Excluding Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		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			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			







A totally unique period home on a sought after road close to Kings Langley train station.



Ground Floor
Offering the ultimate in 'flexible' accommodation the property offers a self contained one bedroom annex with dedicated shower room and kitchen which has direct access to the main house and is perfect for an elderly relative, grown up child or au pair. The kitchen/breakfast room is an ideal family space and large enough to accommodate a comprehensive table and chairs. Further accommodation to the ground floor is a stunning drawing room with exposed timber beams and feature fireplace and leading to a dedicated 'garden room' which has a trap door opening to a very useable basement room with comprehensive storage.

First Floor
The main bedrooms of the house are spread over the first and second floor. On the first floor there are four excellently proportioned bedrooms served by a family bathroom. The first floor guest room also has the benefit of an ensuite bathroom. The entire second floor is dominated by a simply wonderful master bedroom suite which has triple aspect windows to both sides and to the rear where elevated views over the garden and countryside beyond can be fully appreciated.

Outside
Externally there is a private driveway parking to the front and a side gate giving access to the rear garden which not only has the advantage of a southerly aspect, but measures approximately 100ft in length with the 23ft sound proofed, timber framed cabin towards the rear boundary. Viewing of this property is the only way you will appreciate all it has to offer!

About Kings Langley
Kings Langley, Abbots Langley and Watford are ideal for commuting into London by both road and rail. With a range of train stations only a short walk or quick drive from your doorstep you can be in central London in approximately 25 minutes. The area is renowned for its prestigious schools including the Rudolph Steiner School and the Watford Grammar school.

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Kings Langley Village

The population of Kings Langley is circa 5,000 and encompasses several immediate areas such as Chipperfield which was recently considered one of the top 12 most desirable places to live in a national survey. Housing stock here varies from the well know Ovaline Factory which is now converted into canalside luxury apartments though to sprawling country estate found in locations such as Chipperfield, Sarratt and Bovington.

On Your Doorstep - Watford

The home of Premiership Football Team The Hornets, Watford is further complimented by a thriving town centre with the comprehensive Intu and Charter Place shopping centres, both offering well-known High Street stores and individual independent shops, as well as popular restaurants and coffee shops. The town also provides an excellent range of amenities and sporting facilities and is home to a Championship football club and Premier League rugby club, Saracens.

Transport Links

The town is ideally located for the commuter with Kings Langley mainline station providing a fast and regular service to London Euston and the Metropolitan Line Underground station in Watford providing access to Baker Street and The City. There are also excellent links to the national motorway network with junction 5 of the M1 and junction 19 of the M25 approximately 1.5 miles from the town centre.

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 principal.
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.

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