



www.sterlinghomes.co.uk

Ting, Wendover,  
Aylesbury & Villages:  
01442 828 222  
Berkhamsted Select  
& Country Homes:  
01442 879 996  
Property  
Management  
01442 822 210  
Kings Langley, Abbots  
Langley & Watford:  
01923 270 666

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...



Kings Langley

£870,000

# Kings Langley

£870,000

Located in one of the most sought after cul-de-sacs in Kings Langley, York Close is the first residential turning to the left from the prestigious Langley Hill and so is within easy walking distance of both the High Street and the railway station. Sitting on a 0.2 acre Southerly plot and boasting over 2,000 sq ft in size. Sold with vacant possession, no upper chain . and planning permission for a double story extension to the front.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

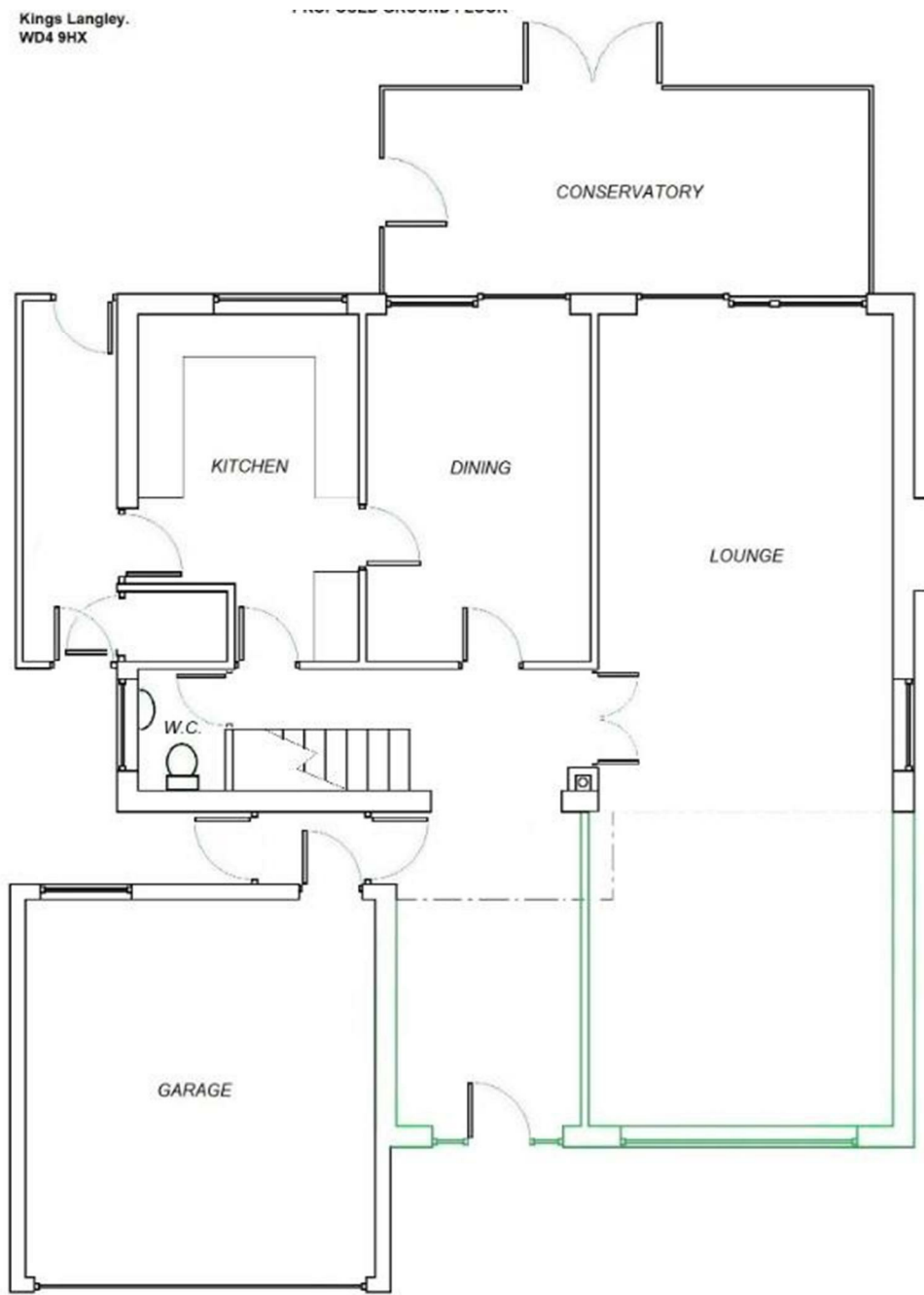


Total area: approx. 188.4 sq. metres (2027.8 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.

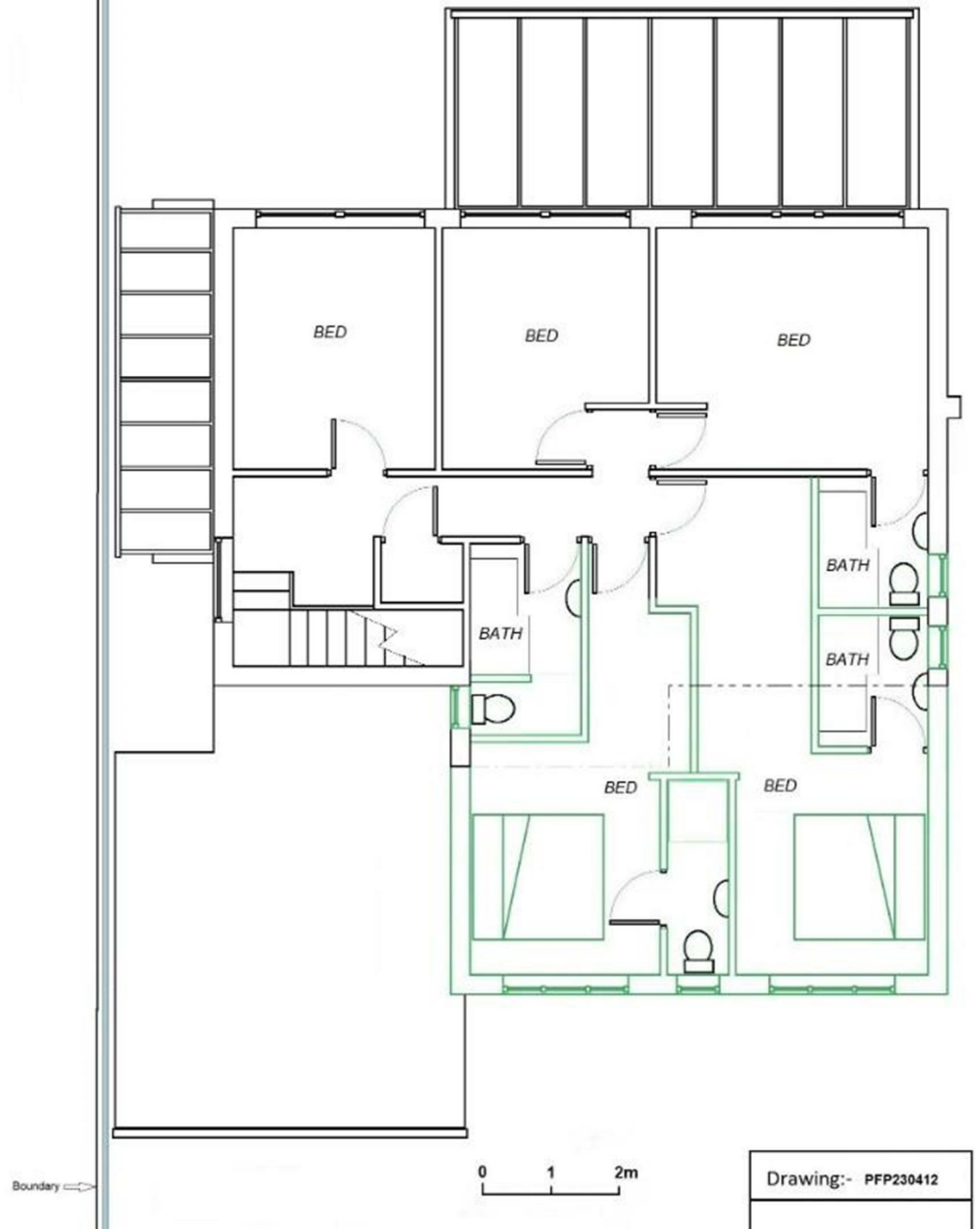


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
54	81		

England & Wales EU Directive 2002/91/EC



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)





A rare chance to purchase a blank canvass of a family home with excellent potential.



#### Ground Floor

A good size entrance porch has a courtesy door opening to the extensive double garage which has power and light and electric up and over door. A second courtesy door from the porch also opens to the side which leads to the rear garden via a lean-to utility room. A front door then gives you direct access to the spacious entrance hall which has stairs rising to the first floor landing. Double doors open to the main reception room which benefits from a triple aspect with windows to both the front & side and sliding patio doors opening to the conservatory. There is a good size kitchen which also boasts a utility room to the side. Immediately next to the kitchen, there is a separate dining room with sliding patio doors also opening to the conservatory. A ground floor cloakroom completes this level.

#### First Floor

A light and spacious landing area has doors opening to all four double bedrooms and to the main family bathroom which is exceptionally spacious and benefits from both a bath and separate shower cubicle.

#### Outside

Boasting a plot size of 0.2 acres and positioned in a set back location within the plot which is heading towards the end of this sought after cul-de-sac. There is an extensive driveway which leads to the double garage and a good size front garden which is laid to lawn with well stocked established flower beds. There is side pedestrian access which runs round to the rear garden which is Southerly facing and mainly laid to lawn with an extensive variety of mature beds and borders to both sides and rear boundary. Directly to the rear of the house is a good size patio area.

[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

#### The Location

Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquillity of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

There is a mainline train station to the east of the village which serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports

#### 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.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)