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Temptation comes in many forms...



Kings Langley

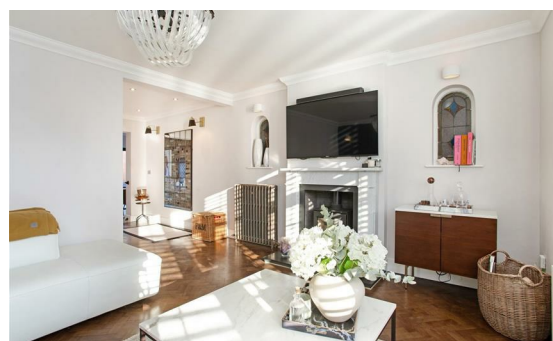
OFFERS IN EXCESS OF £750,000

Kings Langley

OFFERS IN EXCESS OF

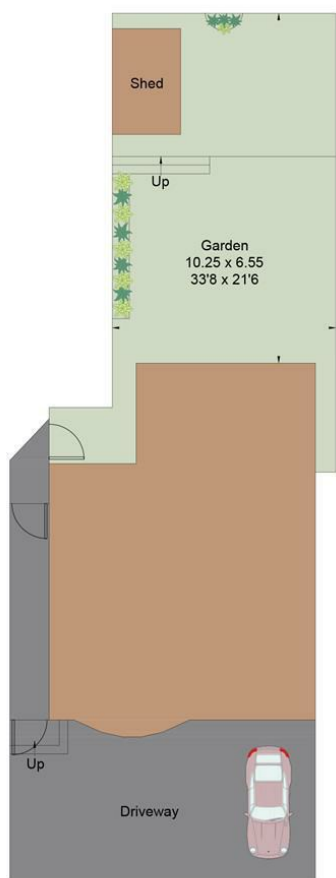
£750,000

A simply stunning home positioned just a stones throw from the High Street & within walking distance to the station having been extended and fully refurbished to exacting standards by the current sellers and boasting off road parking, Westerly facing garden and two bathrooms.

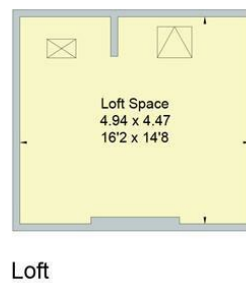
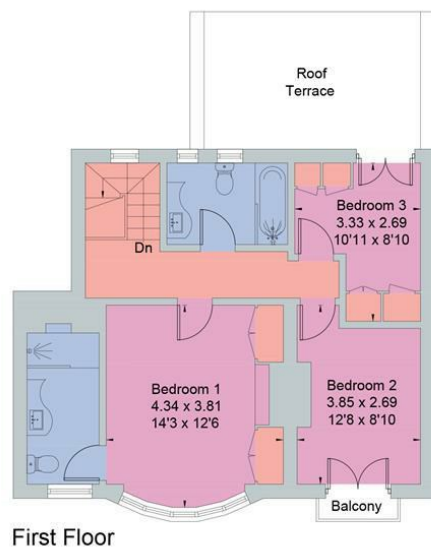
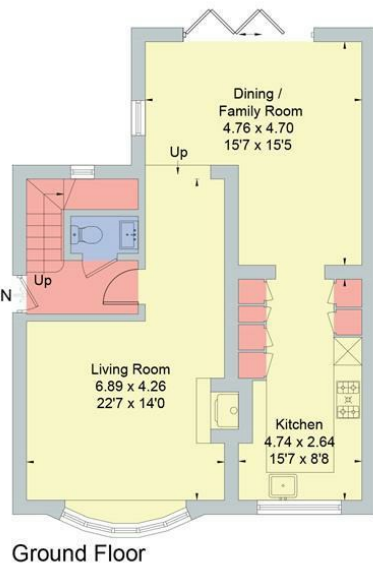


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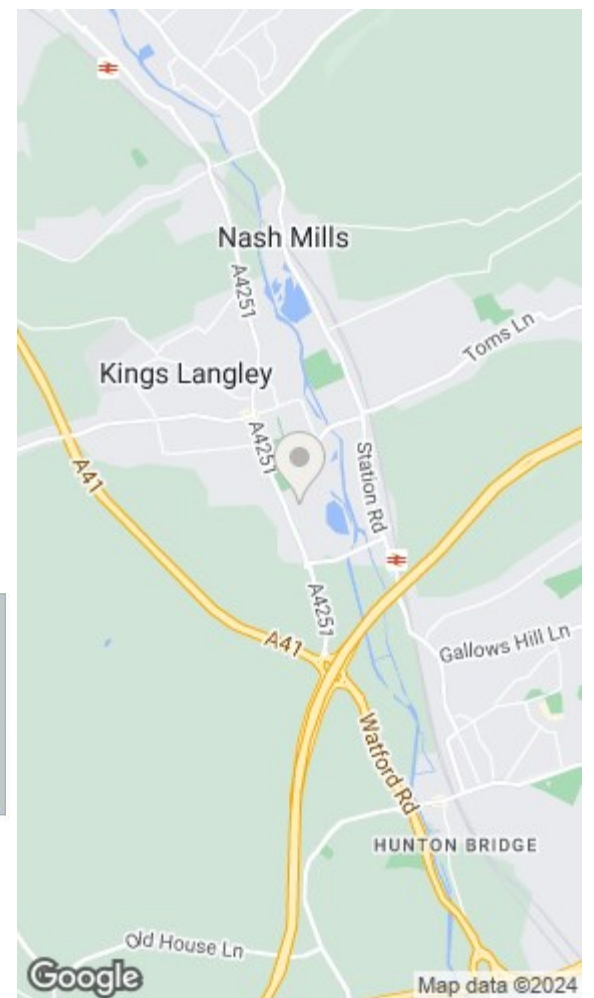
Approximate Floor Area = 118.5 sq m / 1275 sq ft
Loft = 22.0 sq m / 237 sq ft
Total = 140.5 sq m / 1512 sq ft



(Site plan Not Drawn To Scale)



Loft



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



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62461





Ground Floor
The property is entered from the side of the house to an entrance hall with well-appointed modern cloakroom with low-level WC and wash hand basin.

The hall leads to the living room with attractive panelled feature wall and bay window with fitted bench seat, shutters and wood burner with marble surround.

The kitchen is a stunning feature of the property fitted with bespoke Intervari cupboards and drawers with quartz work surfaces with integrated Neff induction hob with extractor hood over, double oven, under bronze mirrors with lighting, integrated dishwasher, Franke sink with Pronteau instant hot water tap, waste disposal, wine fridge and integrated fridge freezer. Under floor heating runs throughout the ground floor.

First Floor
To the first floor, the landing has a useful study area and access to an excellent loft space which has been fully decorated and carpeted with natural light from a Velux window to the rear. This provides excellent storage space or would make a good games/hobby room.

The principal bedroom is fitted with an excellent range of bespoke wardrobes, cupboards and drawers by Intervari with bronze/smoke mirror feature and air-conditioning unit. The en suite shower room has under floor heating and is beautifully appointed with the gold fittings, rainfall shower, wash and basin and low-level WC.

To the front of the house is bedroom two with double doors to a Juliet balcony and to the rear is the third bedroom currently used as a dressing room with fitted wardrobes and double doors which open to the flat roof. The family bathroom is again very well appointed with an attractive modern suite with panel bath, rainfall shower, large sink unit and WC.

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Outside

To the front is laid to resin and has a parking area for two cars. A side passage leads to the rear gardens with a large Millboard decked patio, this leads to an area of Astroturf and a gazebo.

The Location

This home is located close to the High Street of this highly sought-after village which offers an excellent range of local shops, cafés and restaurants, post office, library and public houses. The popular Common has a village cricket club and is very much part of village life. There is both a village primary and secondary school as well as the private school of Abbots Hill. Further private schooling is available within the area too.

The larger towns of Hemel Hempstead (approximately 2 miles north) and Watford (approximately 2 miles south) offer a comprehensive range of shopping and services. Kings Langley mainline station provides a regular service to London Euston and is approximately 0.6 miles away. The M25 at Junction 20 provides access to the motorway network and London airports. The area is well serviced with recreational and entertainment facilities including The Grove at Chandlers Cross with golf and restaurant/spa facilities.

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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