



www.sterlinghomes.co.uk

01923 270 666  
Kings Langley, Abbots  
Langley & Watford

01442 822 210  
Property  
Management

01442 879 996  
& Country Homes;  
Berkhamsted Select

01442 828 222  
Aylesbury & Villages;  
Tring, 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...



Kings Langley

PRICE GUIDE £680,000

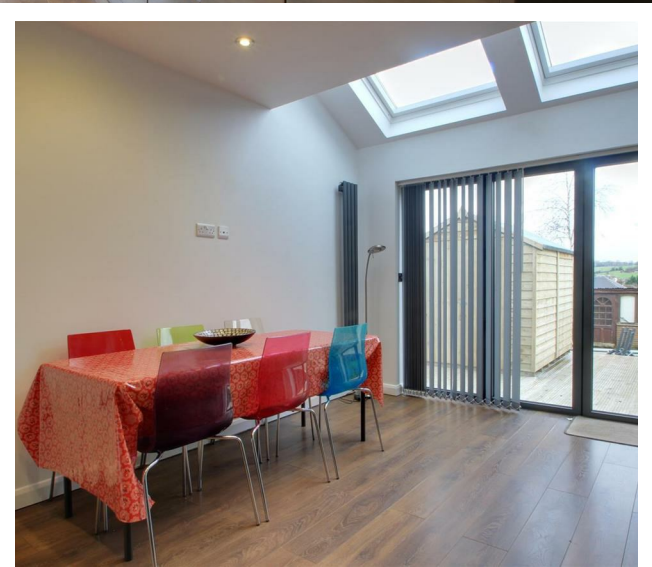


# Kings Langley

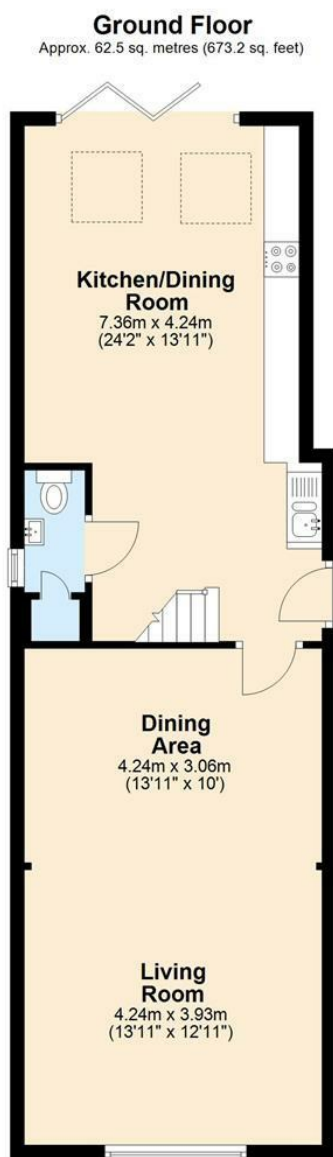
## PRICE GUIDE

£680,000

A rarely available detached character home in the centre of Kings Langley having been lovingly extended and renovated over the years by the current sellers with private garden to the rear and stunning views over the valley and towards the countryside beyond.

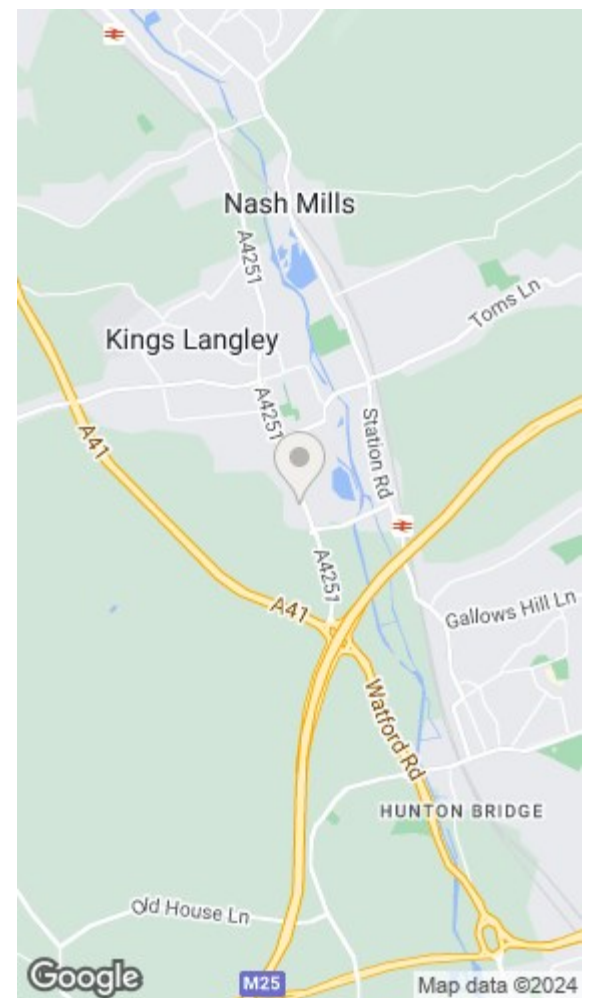


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



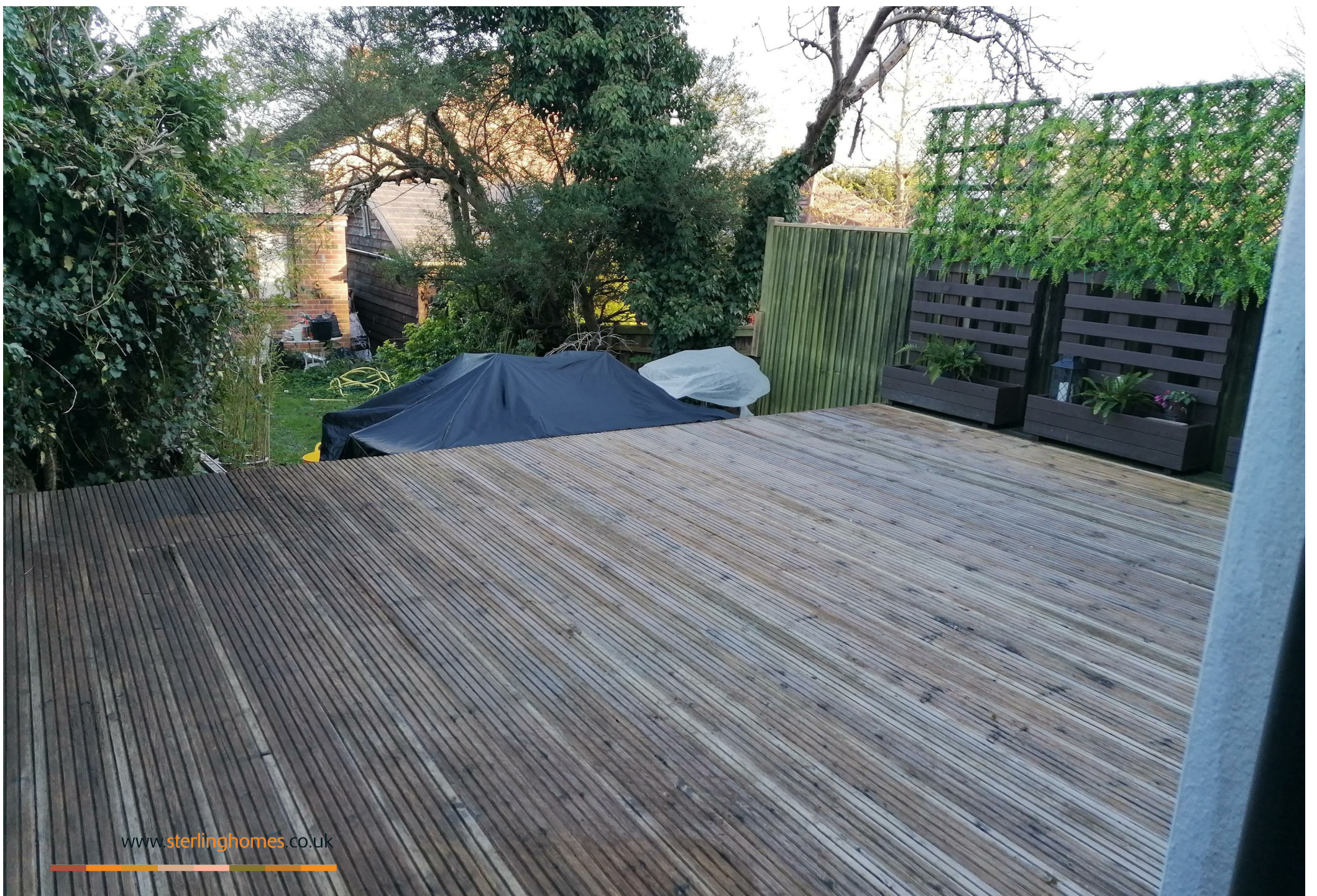
Total area: approx. 116.1 sq. metres (1249.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   | 86        |   |           |
|   | 67        |   |           |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |





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



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





A characterful detached home in the centre of Kings Langley.



**Ground Floor**  
A pathway to the side of the property leads to a front door which opens into a lobby area where stairs directly in-front of you rise to the first floor landing. To the left hand side a door opens into a large reception space which is divided into a dining area and a dedicated living area with a large window to the front aspect. To the right hand side of the entrance lobby there is an opening to a really good size kitchen/dining room with bi-folding doors opening the width of the property and two Velux windows to a part vaulted ceiling area. The kitchen is fitted with a range of base and eye level units with work tops over and a number of integrated appliances. A door opens to a ground floor cloakroom which is fitted with a white two piece suite with window to the rear and door opening to a good size understairs storage cupboard.

**First Floor**  
A good size landing area has a window to the side and a number of Velux windows. A door opens to the principal bedroom at the front of the property while another door opens to the second bedroom which has two windows to the side. The family bathroom is of an exceptional size and boasts a kidney shaped bath with shower unit and screen over. The third bedroom has a large window to the rear aspect with stunning and far reaching views over the valley and up to the distant countryside.

**Outside**  
The front is laid to block paving with low level retaining brick walls with pathway leading to the front door and pedestrian gate opening to the rear garden. Directly to the rear of the property is a large raised timber decked area which leads to the main portion of the garden which is laid to lawn. To the rear boundary is a brick built outhouse with power and light.



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

**The Location**

Kings Langley, a village in Hertfordshire, lays claim to an extraordinary history. From its origins prior to Roman settlement and thriving Domesday community, through its Royal Palace in the 14th Century to a wealth of transport connections, farming and industry, the village can recount tales matched by few other places in the U.K. 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.

**Historic Kings Langley**

Kings Langley was the birth-place of Edmund of Langley, 1st Duke of York (1341-1402), 4th surviving son of King Edward III (grandson of Edward I), whose tomb survives in All Saints Church. The body of King Richard II, eldest grandson and successor of King Edward III, was buried here after his probable murder at Pontefract Castle in 1400. It was later removed to Westminster Abbey, next to the Palace of Westminster. During the Second World War, the village was home to the secret headquarters in Britain of the Polish Underground army based at Barnes Lodge just off the Hempstead Road near Rucklers Lane.

**Agents Information For Buyers**

Please be aware, that 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 your bank account are 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)