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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...



Kings Langley

GUIDE PRICE £578,000

Kings Langley

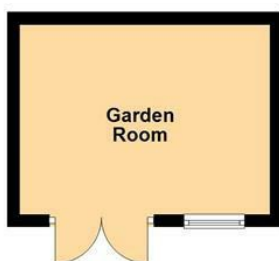
GUIDE PRICE

£578,000

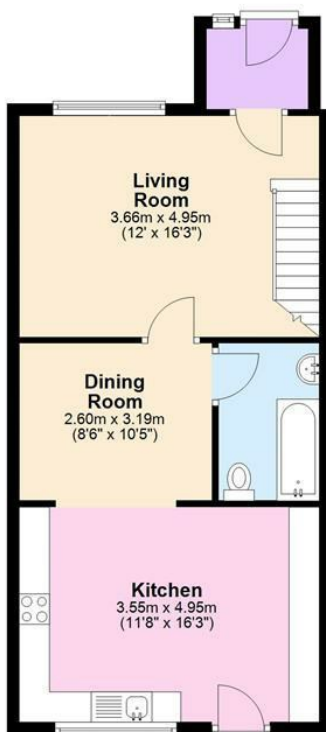
Located in the heart of Kings Langley within a stones throw of the High Street and Station is this wonderful character home. Boasting a traffic free location towards the end of a no through road the property has two reception rooms, two bathrooms, three double bedrooms and kitchen/breakfast room. The Southerly facing rear garden is also approaching 100 ft in length.



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Ground Floor

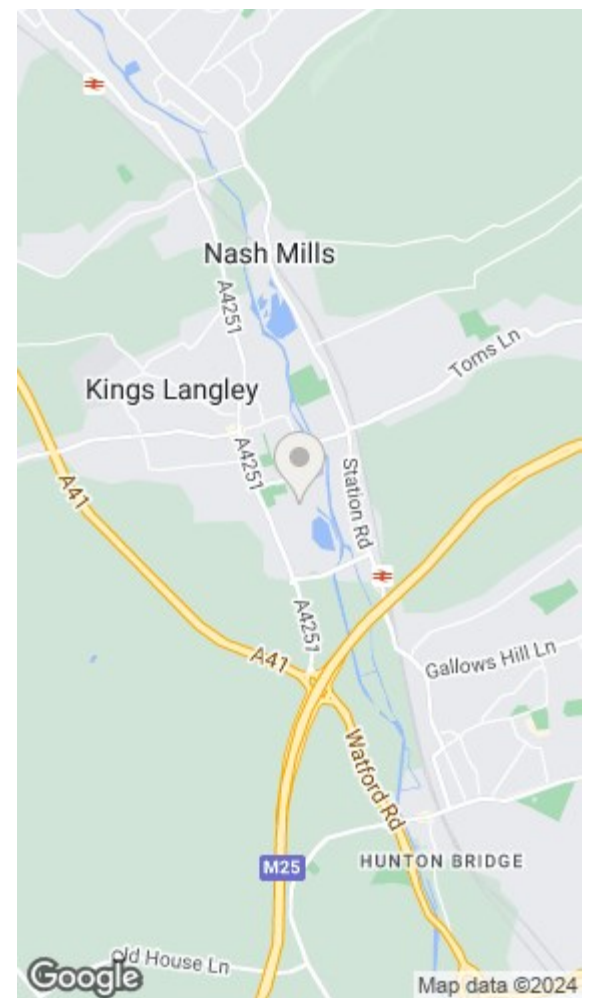


First Floor



Total area: approx. 118.1 sq. metres (1271.6 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	71	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

England & Wales EU Directive 2002/91/EC





A chance to purchase a mature home in a no through road in the heart of Kings Langley Village.



Ground Floor
A ground floor entrance porch opens to the principal reception room which has a window to the front and stairs rising to the first floor and a door opening to dedicated dining room which leads directly to the kitchen/breakfast room which is fitted with a range of base and eye level units with a window to the rear and door opening to the rear garden. A useful ground floor bathroom completes this level.

First Floor
The first floor landing has doors opening to all three double bedrooms and to the first floor shower room which is fitted with a modern suite comprising shower cubicle with tiled wall, vanity unit with drawer, cupboards and recessed wash basin and low level wc. Two of the bedrooms overlook the extensive Southerly facing rear garden while the main bedroom is positioned at the front of the property with two windows and a large deep-set over stairs storage cupboard.



Outside
A hardstanding pathway to the side of the property leads to a pedestrian gate which opens to the rear garden. A low level brick wall to the front encloses a small private courtyard area leading to the front door. The rear garden is undoubtedly a feature of this wonderful home with a flagstone patio area directly to the rear of the house and leading to the main portion of the garden which is predominantly laid to lawn with path way leading to the rear boundary where there is a useful garden cabin with double doors and window looking back to the property.



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The Location

Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

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. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

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



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