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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

OFFERS IN EXCESS OF

£700,000

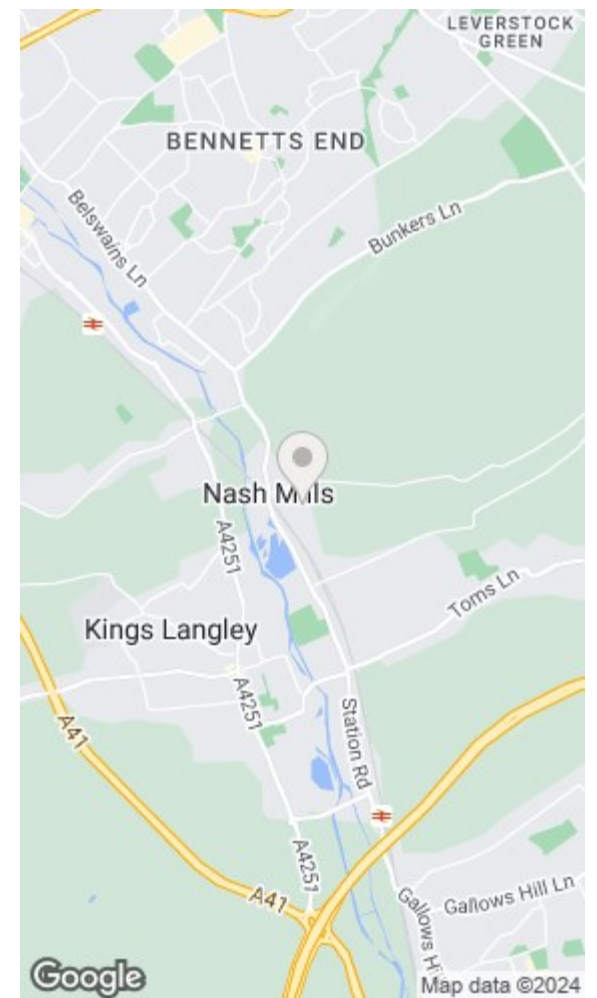
Approaching 2000 sq ft in total and offered for sale in first class decorative order. A stunning semi detached family home in a cul-de-sac position just on the border of Kings Langley. Boasting 4 double bedrooms to the main house, open plan kitchen/diner with separate utility and wonderful garden cabin with cloakroom and kitchenette,



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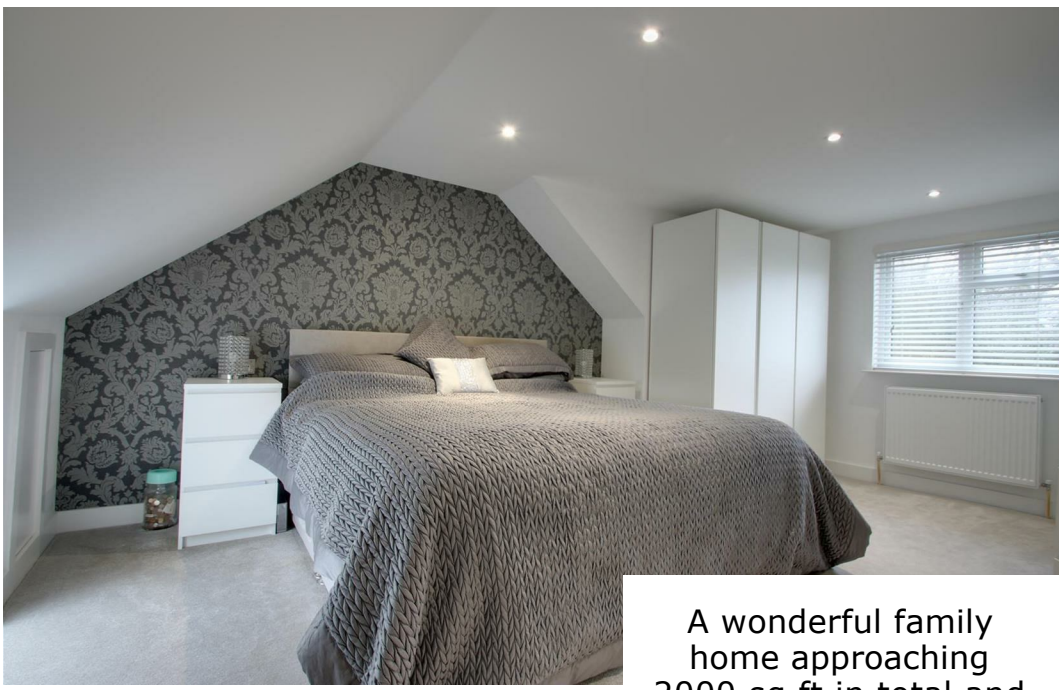
Total area: approx. 185.3 sq. metres (1994.5 sq. feet)
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	76		

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).





A wonderful family home approaching 2000 sq ft in total and with a Southerly facing garden.



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Ground Floor

A door opens to a really useful entrance porch which has fitted cupboards to both sides and leads to the entrance hall where stairs rise to the first floor and a door opens to a magnificent main reception room which is approaching 23 ft in length and opens directly to the stunning open plan kitchen/dining room which extends the full width of the property and is fitted with a range of base and eye level units and incorporates a number of integrated appliances. From here you lead back around to a utility room which has a door opening to the ground floor cloakroom.

First Floor

The landing of the first floor has stairs rising to the second floor landing area and door opening to the first floor bathroom which is fitted with a three piece suite. At this level there are three double bedrooms.

Second Floor

The second floor landing opens to the principal bedroom suite which has wonderful views to the rear over the garden and beyond. From here a door opens to a luxuriously appointed bathroom suite. There is ample eaves storage in the bedroom space alongside fitted cupboards and drawers.

Outside

There is a driveway to the front of the property which also has gates to the side and extends down to a detached garage with power and light. At the rear boundary is a superb detached garden cabin which is fully insulated with power and light and a fitted kitchenette area. There is also a fitted cloakroom to the cabin which is fitted with a white two piece suite. The Southerly facing rear garden is mainly laid to lawn with a patio area directly to the back of the house and is fully enclosed by a range of fencing.

The Location

The property is situated in the popular area of Nash Mills, which borders Kings Langley village.

The village caters for day to day requirements with the larger centres of Hemel Hempstead and Watford about 5 and 6 miles away respectively. The M25 (junction 20) and the M1 (junction 5) provide access to London, Heathrow, Gatwick and the national motorway network. In addition to this, the British Rail mainline service runs from Kings Langley to London Euston taking approximately 28 minutes and the London Underground runs services to Marylebone and Baker Street on the Metropolitan tube line from Rickmansworth and Chorleywood.

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



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