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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

£550,000

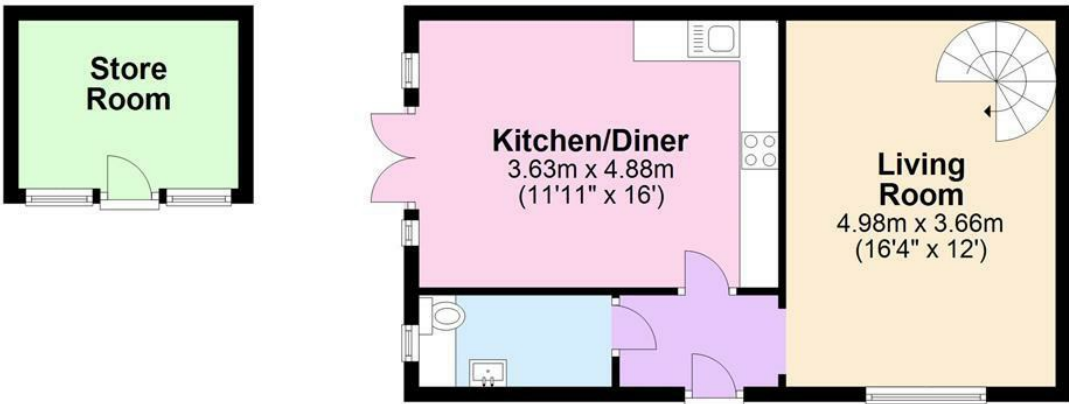
A rare chance to purchase a tucked away character cottage just off the centre of the High Street with driveway parking, private garden and presented in immaculate decorative order with a eat in kitchen/dining room, two double bedrooms and first floor bathroom. Offered with complete upper chain.



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Ground Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 95.0 sq. metres (1022.2 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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	87	(92 plus) A		
(81-91) B		(81-91) B		
(69-80) C	72	(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		England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		





An ideal lock up and leave, first time purchase or investment to add to your portfolio.



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Ground Floor

The front door welcomes you into an entrance hall which has decorative tiled flooring with a step up to the living room, opening to the kitchen and door opening to a spacious ground floor cloakroom which has a window to the rear and is fitted with a white two piece suite comprising low level wc with concealed cistern and sink unit - there is also space to add a ground floor shower room should this be desired! The eat-in kitchen/dining room has been fitted with a range of base and eye level units and drawers with brass style handles. French doors from this room then open to the private rear garden. The living room is a really cosy space with a window to the front and in one corner a spiral staircase rising to the first floor landing. The living room boasts a number of down lighters to the ceiling and extra width engineered oak flooring.

First Floor

The first floor landing has a feature glass block wall and storage cupboard. Doors opens to both bedrooms with the principal bedroom boasting dual aspect windows to the side and rear while the second bedroom has a bank of fitted wardrobes which run the length of the room and provides excellent storage space. The bathroom is fitted with a white three piece suite with a frosted window to the rear.

Outside

A block paved driveway leads to the front door and to an exceptionally private front garden area which is laid to timber decking which wraps around the rear of the property to the main back garden. Mainly laid to lawn and enclosed by a range of bricks walls and fencing there is gated access directly onto the High Street and a good size storage outhouse to one rear boundary. There are a number of mature borders with planting and slate shingle beds.

The Location

Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive. The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

Transport Links

The property is within close proximity to a range of transport links to include the M25/M1/A41, and Kings Langley train station providing a fast and regular service to London Euston and only a 15 minute drive to underground stations on the Metropolitan line.

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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