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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 £575,000



# Kings Langley

OFFERS IN EXCESS OF

£575,000

Approaching 1400 sq ft in size and offered for sale with no upper chain and vacant possession. A well located four bedroom home which has a wonderful open plan kitchen/dining/family room at the back of the property and a separate living room at the front. Over the first and second floor are four bedrooms & two bathrooms. Wonderful rear garden with timber framed shed.

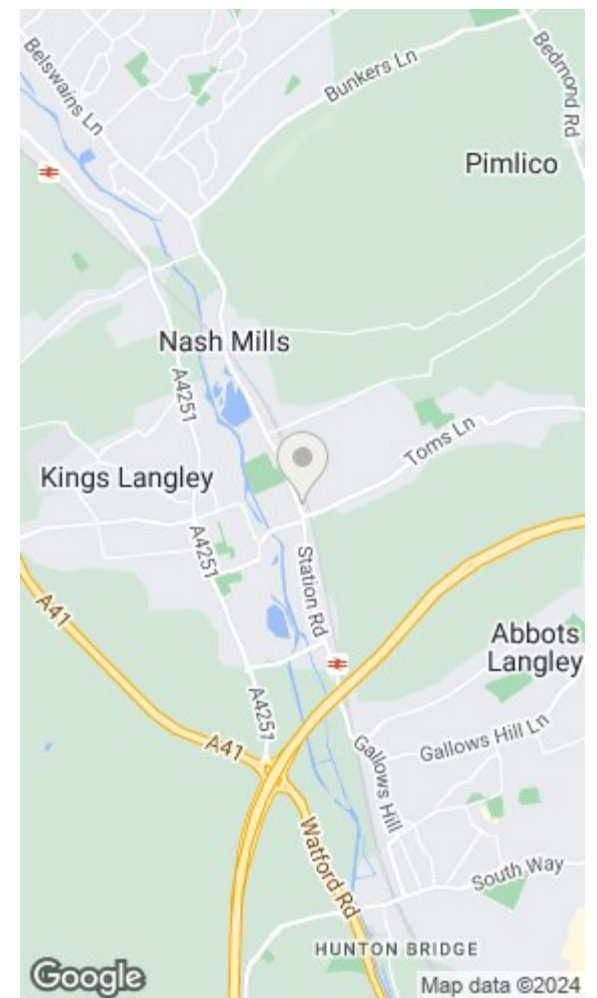


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Total area: approx. 1395.0 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	82	65	77

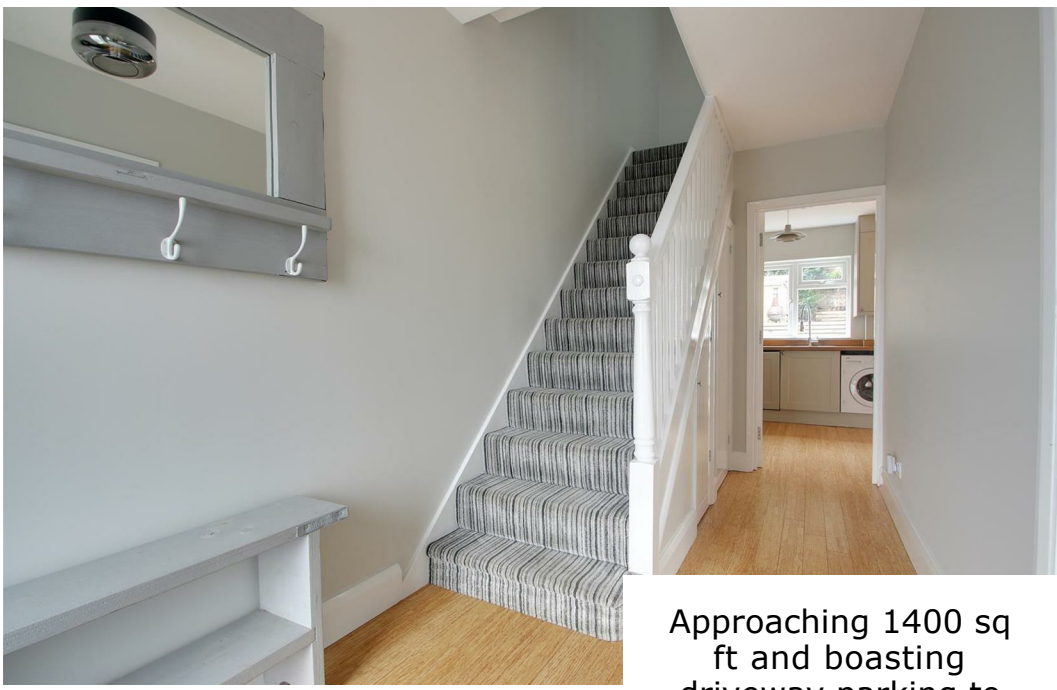
Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC     EU Directive 2002/91/EC









Approaching 1400 sq ft and boasting driveway parking to the front.



**The Property**  
A rare opportunity to acquire this newly refurbished, four bedroom period property located within walking distance to Kings Langley station. This beautifully presented family home has been tastefully re modelled by the current owners and offers versatile living accommodation throughout comprising; entrance hall, living room, stunning kitchen/breakfast room which in turn opens through to a spacious conservatory/dining area to ground floor level. To the first floor the property offers three well proportioned bedrooms (two doubles) and a re fitted, luxury four piece bathroom with stairs leading to the second floor. The top floor boasts a generous master suite with spacious master bedroom and its own luxury, re fitted en suite shower room. Externally the property also excels with driveway parking to the front for two vehicles, whilst to the rear there is a recently landscaped, and private garden which is mainly laid to lawn with a further paved patio seating area to the rear.

**The Situation**  
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 tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

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There is a mainline train station to the east of the village serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north.

**Agency Notes**

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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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