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Temptation comes in many forms...



Kings Langley

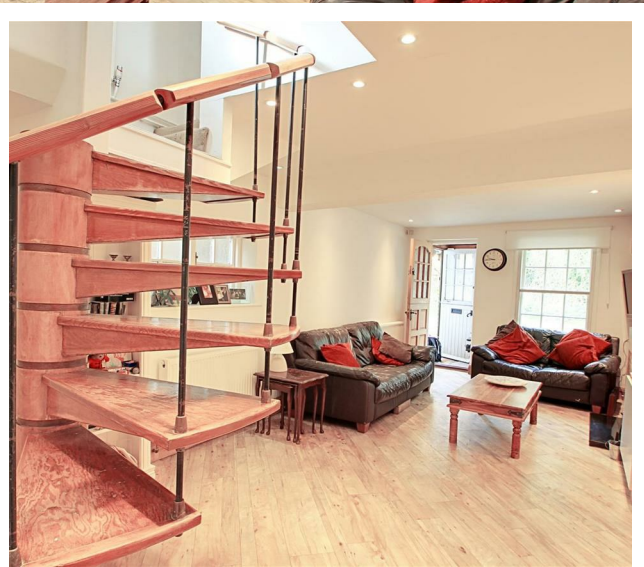
OFFERS IN EXCESS OF £600,000

Kings Langley

OFFERS IN EXCESS OF

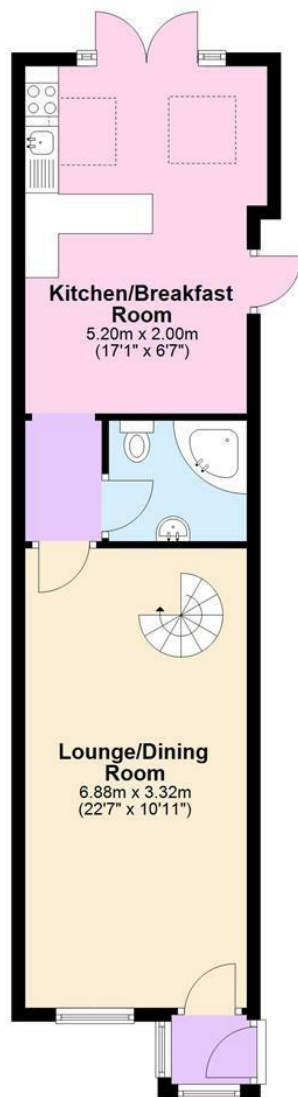
£600,000

An ideally positioned character cottage overlooking The Common in the centre of Kings Langley village only a stones throw from the High Street and amenities yet boasting a traffic free, set back position. Boasting a large main reception room and eat in kitchen/diner.



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Ground Floor
Approx. 48.6 sq. metres (523.5 sq. feet)

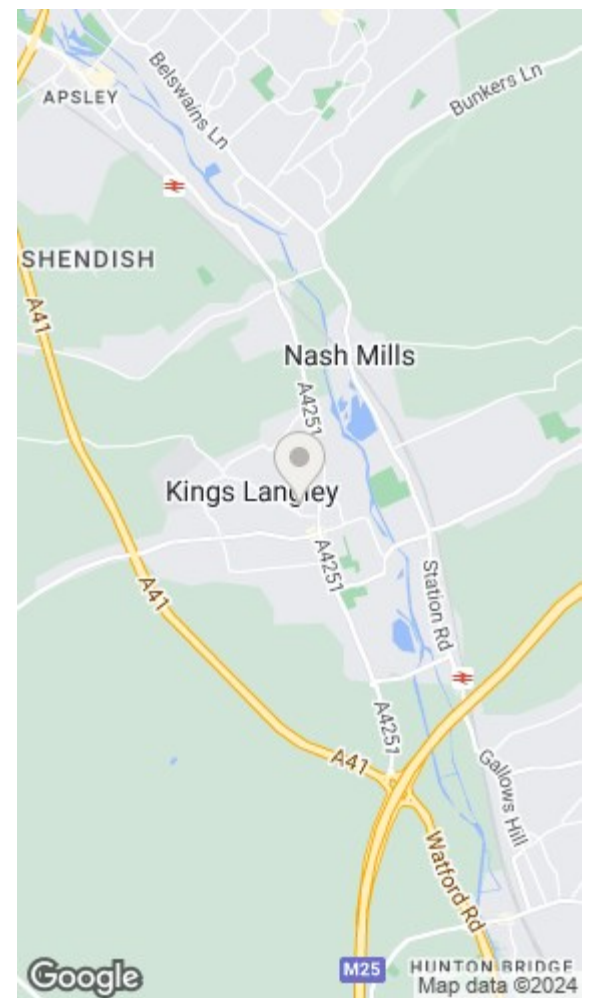


First Floor
Approx. 30.1 sq. metres (324.3 sq. feet)



Total area: approx. 78.8 sq. metres (847.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	84		





A wonderful semi detached cottage in an idyllic position over-looking Kings Langley common.



Ground Floor

A useful entrance porch has a door opening to the through living/dining room which is dual aspect with windows to the front and side. There is a cast iron multi-fuel burning stove for those chilly winter nights and an oak panelled spiral staircase rising to the first floor landing. From here a door opens to an inner hallway which has a door opening to the family bathroom which is fitted with a white three piece suite comprising corner bath with shower attachment, wash basin and low level WC. An opening from the inner hall also opens to a kitchen/diner which has French doors opening to the rear garden and a door to the side and a roof lanterns to the ceiling. Fitted with a range of base and eye level units with a solid granite work top over which also incorporates a breakfast bar area. There is a Butler sink, integrated dishwasher and eye level integrated oven with separate hob and extractor.

First Floor

The landing area on the first floor has a hatch opening to an extensive and fully boarded attic space which has a Velux window to the rear. From the landing doors open to all three bedrooms, the main bedroom overlooking the front with views over the common.

Outside

To the front of the property is ample off road parking with a side pedestrian gate opening to provide access to the kitchen door. A low maintenance rear garden which has a timber deck directly to the rear of the property leading to the main portion of the garden which is laid to flagstone patio. Fully enclosed by a range of fencing there are a number of mature specimen trees along the boundaries.

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The Location

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.

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 Information For Buyers

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.

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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