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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...



# Abbots Langley

OFFERS IN EXCESS OF

£630,000

Measuring in excess of 1500 sq ft and offered for sale in excellent decorative throughout and boasting a Southerly facing rear garden approaching 100ft in length. Accommodation comprises 4 bedrooms, 2 reception rooms, large kitchen and 2 bathrooms.

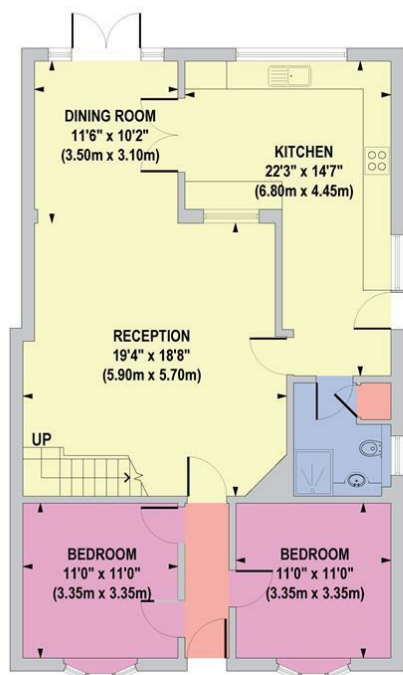
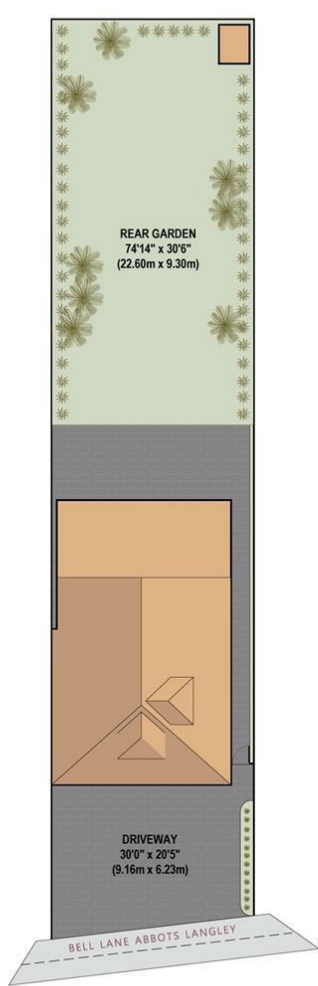


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

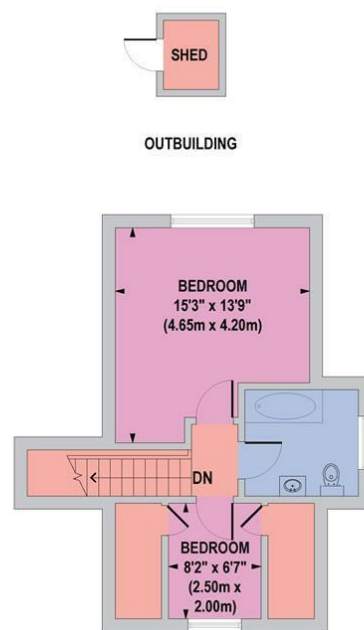
## BELL LANE

ABBOTS LANGLEY

Approximate Gross Internal Floor Area  
1518 sq. ft / 141.11 sq. m



GROUND FLOOR



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)

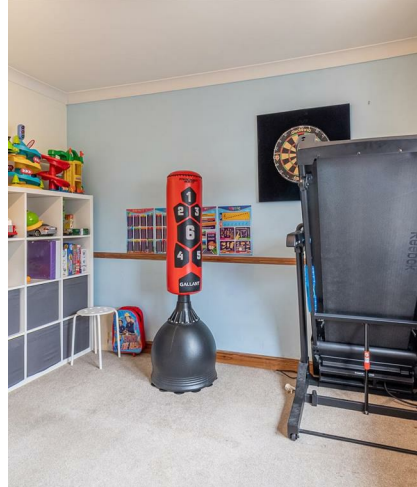


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	83	57	73





A wonderful family home position on a no through road with Southerly facing garden.



**Entrance Hall**  
Part glazed front door to entrance hall. Wood flooring. Radiator. Power points. Doors to bedrooms two and three and living room.

**Bedroom Two**  
UPVC double glazed bow window to front aspect. Radiator. Power points.

**Bedroom Three**  
UPVC double glazed bow window to front aspect. Radiator. Power points.

**Kitchen/Breakfast Room**  
UPVC double glazed window to side and rear aspects. UPVC double glazed window (internal window). A range of wall and base level units with granite work surfaces over. Inset sink with drainer and stainless steel mixer tap over. Built in washing machine/tumble dryer, fridge/freezer, and dishwasher. Space for range cooker. Tiled floor. Part tiled walls. Power points.

**Living Room**  
Wood flooring. Door into kitchen. Radiator. Power points. Stairs rising to first floor accommodation.

**Dining Area**  
Wood flooring. Double doors into kitchen. UPVC double glazed patio doors opening out to rear garden. Sky light. Radiator. Power points.

**Shower Room**  
Opaque UPVC double glazed window to side aspect. A re fitted three piece suite comprising walk in shower cubicle low level w/c and pedestal wash hand basin. Tiled flooring. Fully tiled walls. Airing cupboard. Heated towel rail.

**First Floor Landing**  
Velux window. Doors to bedroom one and four and family bathroom.

**Bedroom One**  
UPVC double glazed window to rear aspect. Radiator. Power points.

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**Bedroom Four**  
UPVC double glazed window to front aspect. Radiator. Power points. Eaves storage.

**Family Bathroom**  
Opaque UPVC double glazed window to side aspect. A re fitted three piece suite comprising spa bath, low level w/c and wall mounted wash hand basin. Tiled flooring. Under floor heating. Fully tiled walls. Heated towel rail.

**Outside**

**Outside - Rear**

Paved patio area directly to the rear of the property. The rest of the garden is mainly laid to lawn. Enclosed to one side by a brick wall and timber fence panelling to the other. Outside tap. The rear garden approaches 100ft in length approximately.

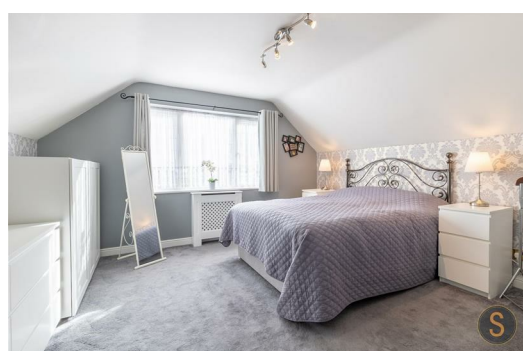
**Outside - Front**

Gravelled driveway parking for three vehicles. Side access.

**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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