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Temptation comes in many forms...



Kings Langley

PRICE GUIDE £900,000

Kings Langley

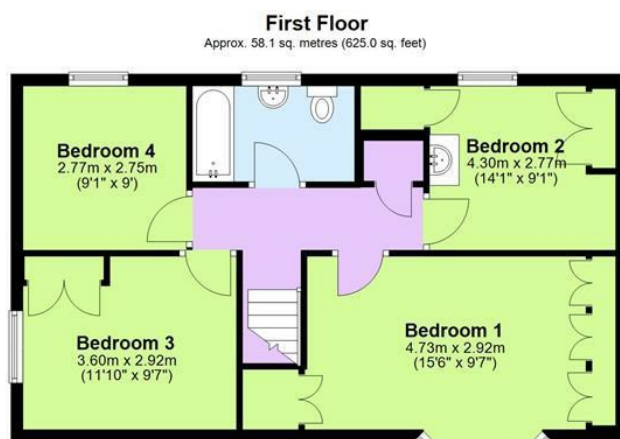
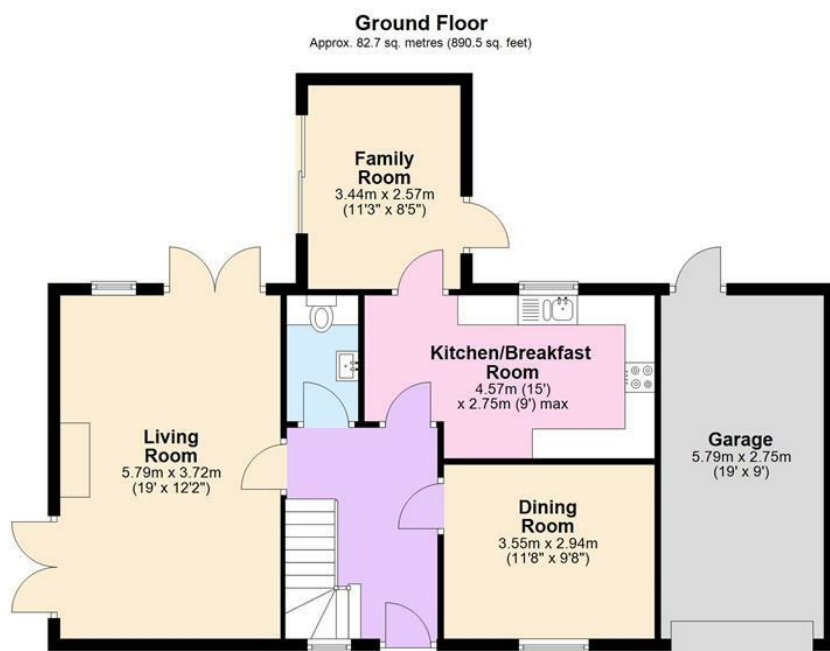
PRICE GUIDE

£900,000

Possibly one of the most sought after houses to have come onto the market in central Kings Langley. Plot, position and potential. Backing directly onto the Gade river with a stunning outlook and boasting a private corner plot position with ample potential to extend. Early enquiries are an absolute must.

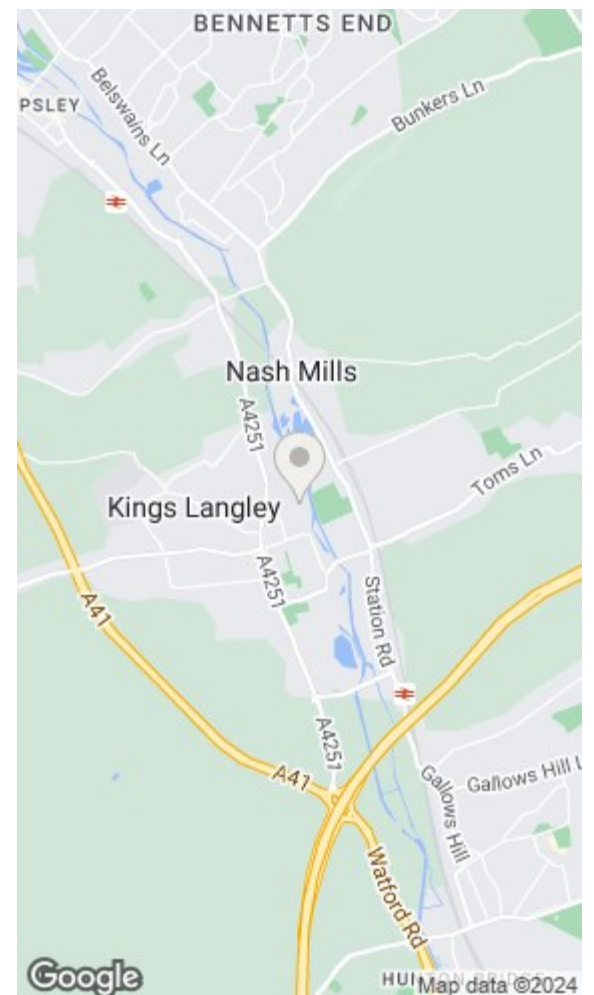


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Total area: approx. 140.8 sq. metres (1515.6 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
60	83		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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Ground Floor

The front door opens to a spacious entrance hall which has stairs rising to the first floor and doors opening to the ground floor accommodation. The dining room is positioned overlooking the front of the property while the main living room is dual aspect to provide panoramic views over the gardens with a window and door to the rear and patio doors opening to the rear garden area while both aspects also enjoy views over the river Gade. At the rear of the property is an eat-in kitchen which is large enough to accommodate a breakfast style table and chairs and opens directly to the family room which has a door opening to the side garden and sliding patio doors giving yet another panoramic view of the garden and river Gade beyond. A ground floor cloakroom fitted with a white two piece suite completes this floor.

First Floor

The landing area has doors opening to all the bedrooms and family bathroom, a hatch opening to the attic space and an airing cupboard housing the hot water tank. The main bedroom overlooks the front of the property and has a wealth of fitted wardrobes providing ample hanging and storage space while the second bedroom has fitted wardrobes and a vanity unit with wash basin recessed. Both the third and the fourth bedrooms enjoy elevated views over the garden and River Gade beyond. The principal bathroom is well positioned to serve the bedrooms being centrally located off the landing and is fitted with a modern white three piece suite.

The Outside

Without a doubt the outside of this property, along with its potential to extend, is a major feature of this uniquely located home. Boasting a corner plot position at the head of the cul-de-sac providing peace and tranquillity yet only moments walk from the popular High Street and 10 minutes walk from the station serving London Euston. The front of the property benefits from a well set back position and exceptional privacy provided by a mature silver birch tree which is complimented further by mature planted beds to one side of the driveway which leads to the larger than average garage with metal up and over door and storage space into the roof eaves. A pedestrian gate to the side leads to the rear garden where there is an exceptionally private flagstone patio positioned to make the most of the Westerly setting sun while the main portion of the garden is laid to lawn and boasts a Southerly aspect. There is a secondary flagstone patio area directly to the other side of the house with a number of mature specimen trees and herbaceous borders. To one corner and overhanging the river Gade is a raised timber decked area which is ideally positioned to watch the water-life pass by!

The Location

Kings Langley, a village in Hertfordshire, lays claim to an extraordinary history. From its origins prior to Roman settlement and thriving Domesday community, through its Royal Palace in the 14th Century to a wealth of transport connections, farming and industry, the village can recount tales matched by few other places in the U.K. 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 tranquillity of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers. Kings Langley is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes.

Agents 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.



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