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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

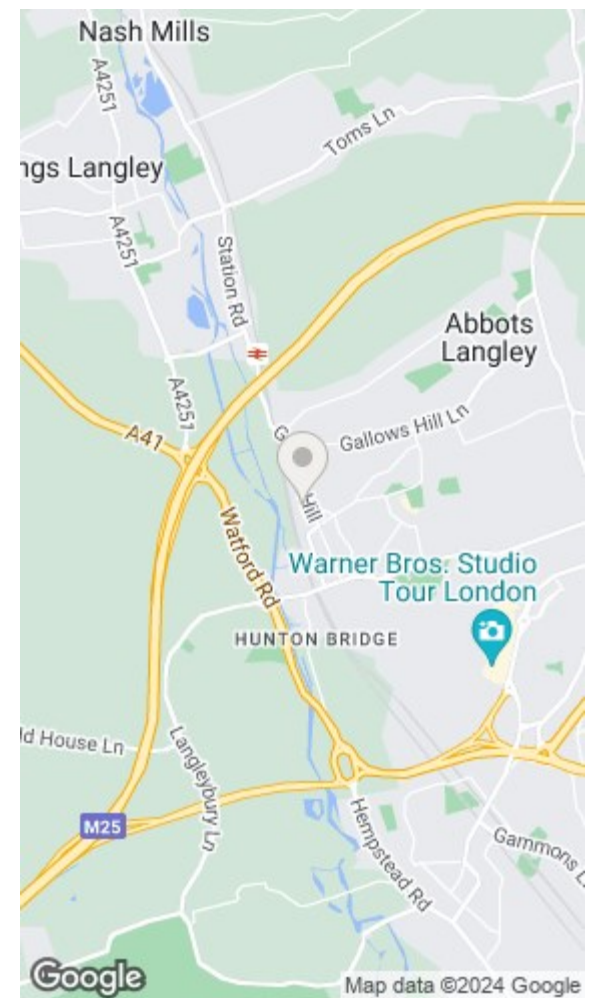
GUIDE PRICE

£800,000

A wonderfully positioned 4 bedroom family home, within walking distance to the mainline train station, with accommodation over three floors to include the most stunning open plan kitchen/dining/family room opening a boasting a 200ft south facing garden with garden cabin.



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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		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





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Ground Floor

The front door opens directly to the entrance hall which has a door to the righthand side opening to a ground floor cloakroom fitted with a two piece suite, stairs rising to the first floor and doors opening to a dedicated reception room which overlooks the front of the property. Moving directly down the entrance hall a door opens to what can only be described as the perfect entertainment area. An open plan kitchen/dining/family room which is flooded by natural light and large sliding doors leading to the garden. The kitchen area is fitted with a range of base and eye level units, complimented by a range of fitted appliances, with a central island with a breakfast bar and the benefit of a separate utility room.

First Floor & Second Floors

The first floor comprises of three well-proportioned bedrooms, all of which are served by a family bathroom. Stairs then ascend to the second floor to a stunning principal bedroom suite which includes a large window to the rear and Velux windows to the front. From here a door opens to a luxurious bathroom which is fitted with a shower cubicle, low level wc and double wash basins with a velux window to the front.

Outside

To the front of the property, there is ample driveway parking leading to a single garage with access to the rear garden. There is an extensive tiered patio, which leads to superb Southerly facing rear garden approaching 200ft in length with a timber cabin at the boundary perfect for an outdoor office or gym.

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. n Euston and only a 15 minute drive to underground stations on the Metropolitan line.

Agent Information

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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