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you to **sell** or **let** your property?  
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# Temptation comes in many forms...



Kings Langley  
OFFERS IN EXCESS OF £900,000



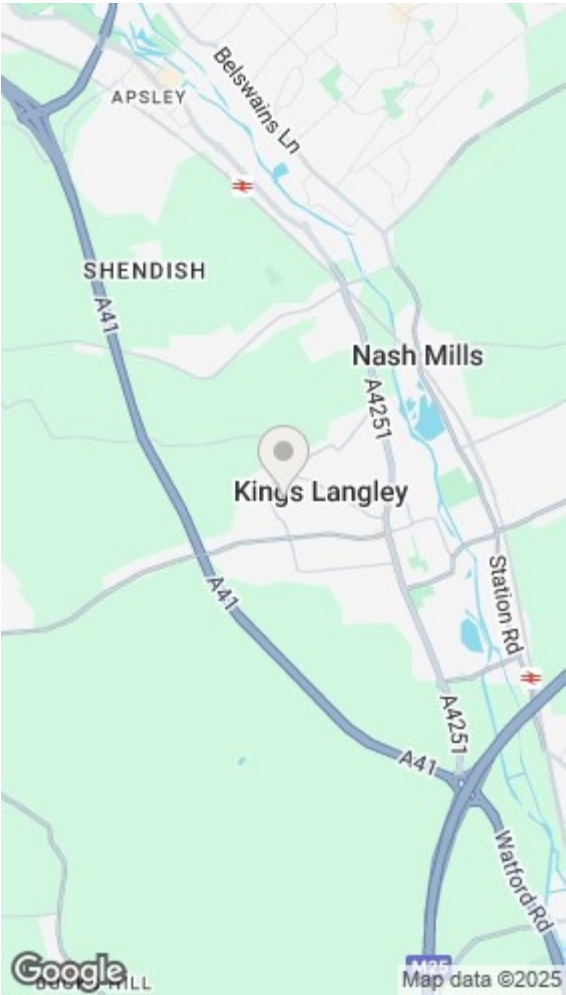
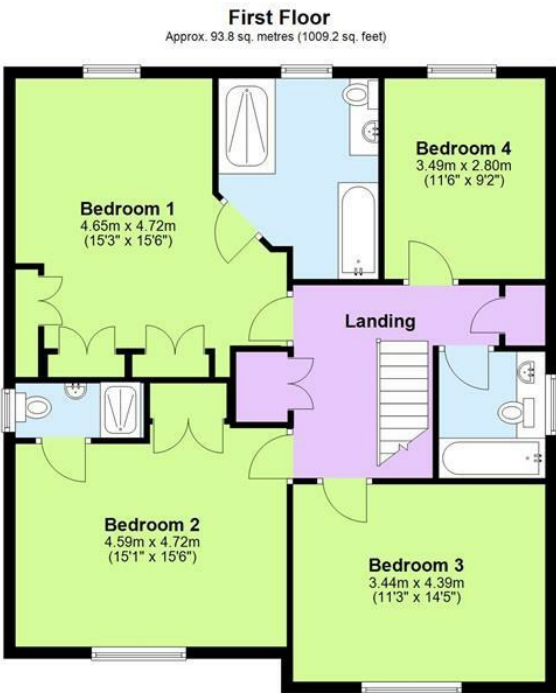
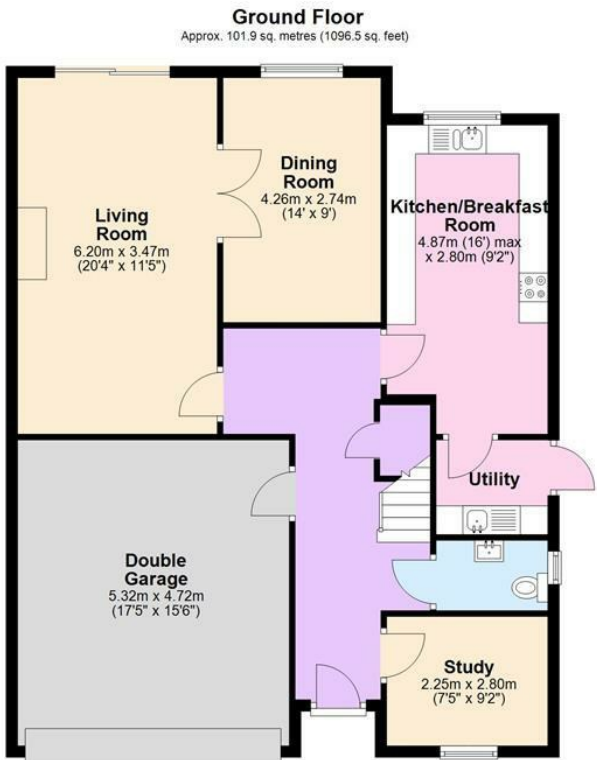
# Kings Langley

OFFERS IN EXCESS OF  
£900,000

Presented in immaculate decorative order and sold with no upper chain. A wonderfully positioned detached home towards the end of a sought after cul-de-sac and measuring in excess of 2,000 sq ft to include 3 reception rooms, 4 double bedrooms, 3 bathrooms and an eat-in kitchen/breakfast room. An internal inspection is advised.



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Total area: approx. 195.6 sq. metres (2105.7 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		









A rare chance to purchase an excellently presented detached home in a sought after position centrally located in the village.



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#### Ground Floor

The front door opens to a spacious entrance hall which has stairs rising to the first floor with full height walk in cupboard under and doors opening to the ground floor accommodation. There is a courtesy door opening to the double garage which has power and light and a door to the ground floor cloakroom. Over-looking the front of the property is a dedicated study while the principal reception room has sliding patio doors opening to the rear garden and a cast iron multi-fuel burning stove. From here double doors open to the formal dining room while the comprehensively refitted kitchen has ample space for table and chairs the additional bonus of a separate utility room with door opening to the side.

#### First Floor

A spacious landing area has a hatch opening to an extensive attic space and to two airing cupboards. All four of the bedrooms are excellent doubles in proportion with the guest bedroom also boasting an ensuite shower room. The main bedroom includes a range of fitted wardrobes providing ample hanging and storage space and also has a magnificently sized ensuite bathroom which is fitted with both a separate bath and walk in double width shower cubicle. Bedrooms three and four are well served by the family bathroom.

#### Outside

A good size front driveway which is part enclosed by mature hedging to provide excellent privacy provides ample parking and leads to the double garage. To the side a pedestrian gate leads to the rear garden which is fully enclosed and mainly laid to lawn with several mature borders and a mature specimen tree. There is a good size flag stone patio area directly to the rear of the house.

#### The Location

Located a short walk from the High Street of this highly sought-after village which offers an excellent range of local shops, cafés and restaurants, post office, library and public houses. The popular Common has a village cricket club and is very much part of village life. There is both a village primary and secondary school as well as the private school of Abbots Hill for girls and just a short drive to Berkhamsted school for boys and girls. The larger towns of Hemel Hempstead (approximately 2 miles north) and Watford (approximately 2 miles south) offer a comprehensive range of shopping and services. Kings Langley mainline station provides a regular service to London Euston and is within a 10 minute walk of the property.

#### 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 and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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