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Temptation comes in many forms...

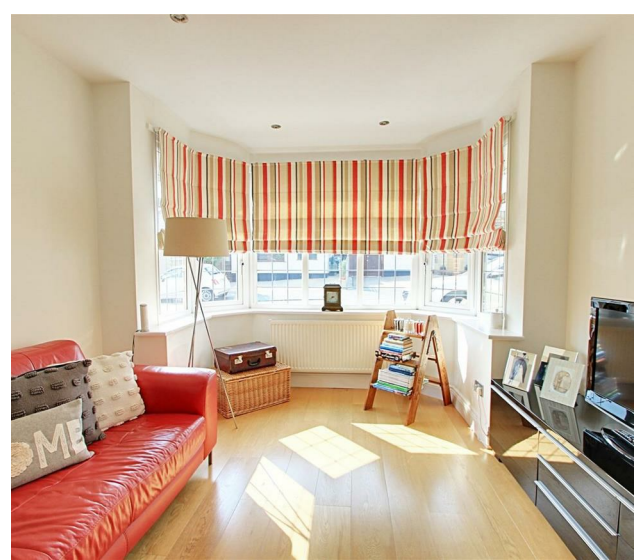


Kings Langley

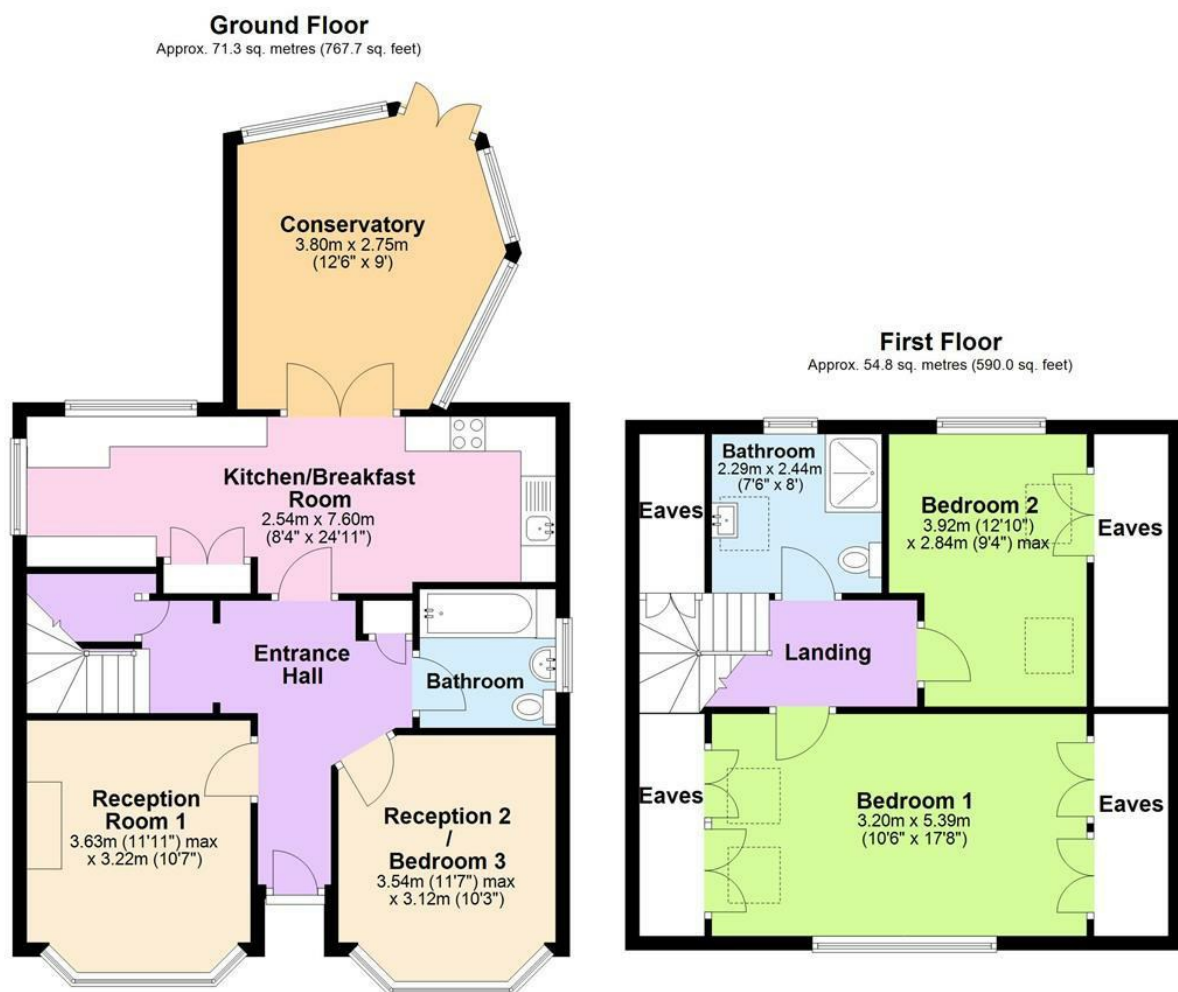
OFFERS IN EXCESS OF

£800,000

Situated within easy walking distance of both Kings Langley High Street and Station is this beautifully presented property. Boasting flexible accommodation with the opportunity to extend further (STPP) this home has been lovingly maintained by the current owners. With accommodation comprising entrance hall, two reception rooms, one of which could be used as a third bedroom, large kitchen, conservatory, and family bathroom on the ground floor and two substantial bedrooms and a shower room on the first floor. There is also a large garden to the rear and driveway parking to the front. An internal inspection is essential to fully appreciate this stunning home.

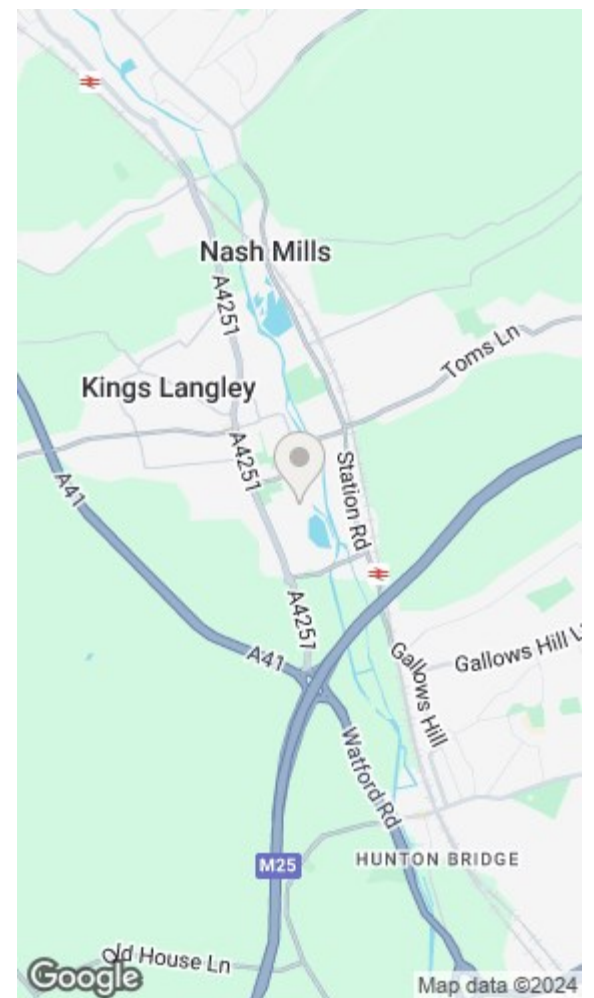


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Total area: approx. 126.1 sq. metres (1357.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



| 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 | 83 | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |



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A beautifully presented family home offering spacious and flexible accommodation.



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Ground Floor

On entering the property you find yourself in a bright and spacious entrance hall with stairs rising to the first floor. From here you can access the main living room which is a beautiful room, flooded with light from the bay window and with a feature fireplace. The second reception room also benefits from a bay window and could be used as a third bedroom. The family bathroom is also accessed from the hallway and has been refitted with a white three piece suite. The kitchen has also been refitted and offers a range of base and eye level units with space for a range style cooker, fridge freezer, integrated dishwasher and space for a washing machine as well as a useful breakfast bar. The conservatory is accessed via the kitchen and is a lovely space offering views over the large and beautifully maintained gardens.

First Floor

From the landing there are doors opening to both bedrooms and the shower room. The main bedroom is generously proportioned with a plethora of storage options. The second bedroom is also a well sized double bedroom with built in storage. The shower room is fitted with a white three piece suite.

Outside

The property is approached via a gravel driveway providing parking for two vehicles. There is side access leading to the large rear garden. Laid mostly to lawn and surrounded by mature borders the garden has been cleverly designed to provide numerous seating locations offering sun-lovers the opportunity to enjoy it all day long.

The Location

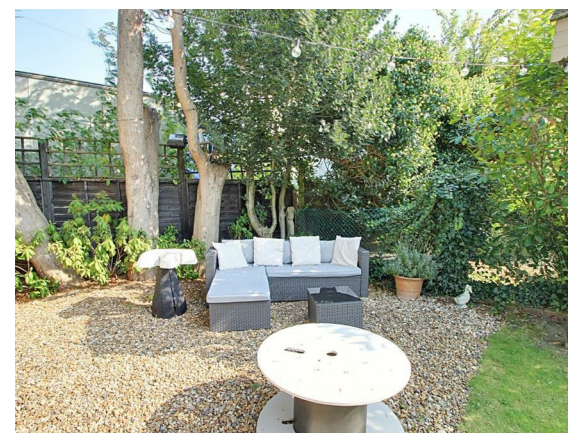
Kings Langley, a village in Hertfordshire, lays claim to an extraordinary history. From its origins prior to Roman settlement and thriving Domesday community, through its Royal Palace in the 14th Century to a wealth of transport connections, farming and industry, the village can recount tales matched 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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