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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

£475,000

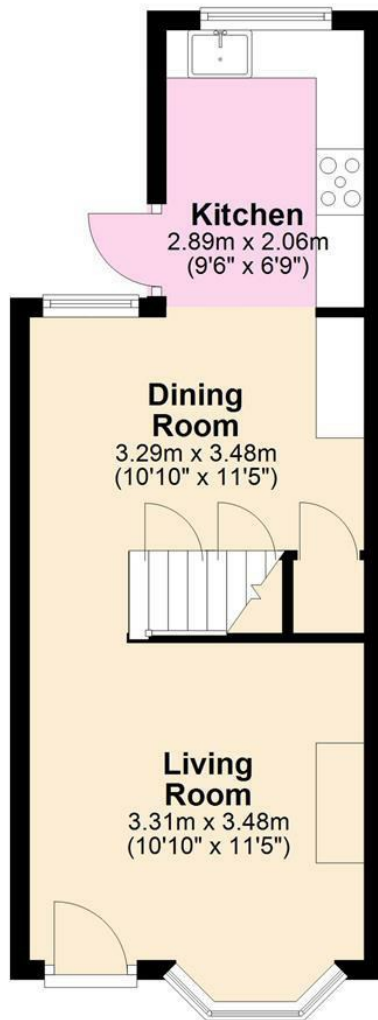
A simply stunning character cottage which has been fully refurbished to an exceptionally high standard by the current owners and boast a separate living room with dining room opening directly to a refurbished kitchen space. Additionally the property benefits from two bedrooms and a first floor bathroom.



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Ground Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



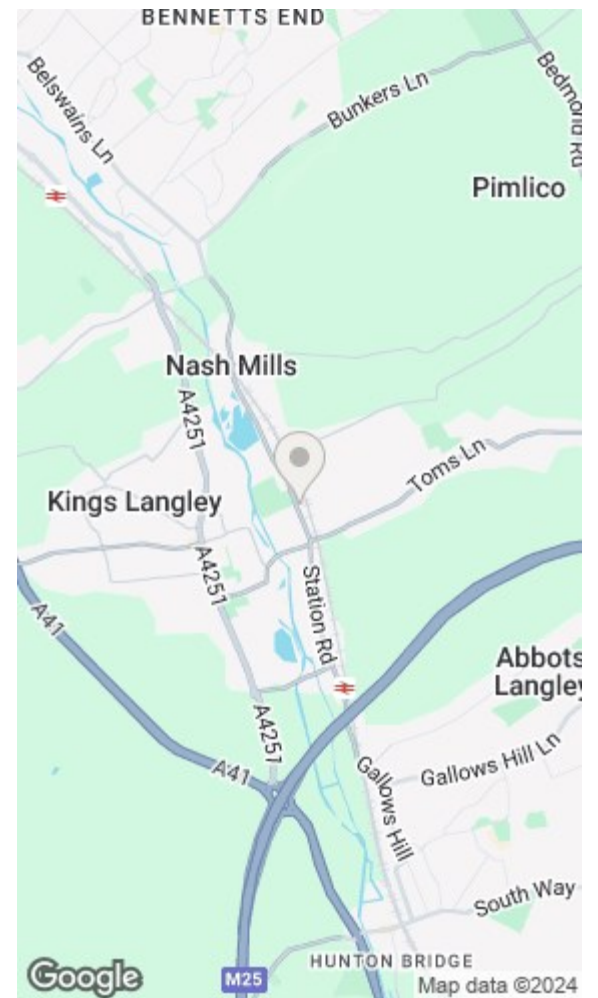
First Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



Total area: approx. 58.7 sq. metres (631.8 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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





Sold with no upper chain and presented in excellent decorative order throughout.



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Ground Floor

The living room has a bay window to the front and wide plank engineered oak flooring. There is a cast iron wood burning stove for cosy nights in and a feature radiator. From here an opening leads to the dedicated dining room which continues the flooring theme of wide plank flooring and leads directly to the refitted kitchen which has a comprehensive range of base and eye level units with solid wood work tops over and a range of integrated appliances. Both the kitchen and the dining room have windows to the rear and from the kitchen a door opens to the rear garden. The dining area leads to the stairs which rise to the first floor with built-in under-stairs storage.

First Floor

The first floor landing area has doors opening to both bedrooms and to the well proportioned family bathroom which is fitted with a freestanding bath, low level wc and wash basin with a frosted window to the rear. The principal bedroom overlooks the front whilst the second bedroom which overlooks the rear has a useful over stairs storage cupboard.

Outside

Directly to the front of the property is a small open courtyard area laid to pebbles and with steps to the front door. There is a patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn and enclosed by fencing.

The Location

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 tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers. here is a mainline train station to the east of the village serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north.

Agents Information For Buyers

Please be aware, that 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 your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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