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Temptation comes in many forms...



Hunton Bridge

GUIDE PRICE £675,000

Hunton Bridge

GUIDE PRICE

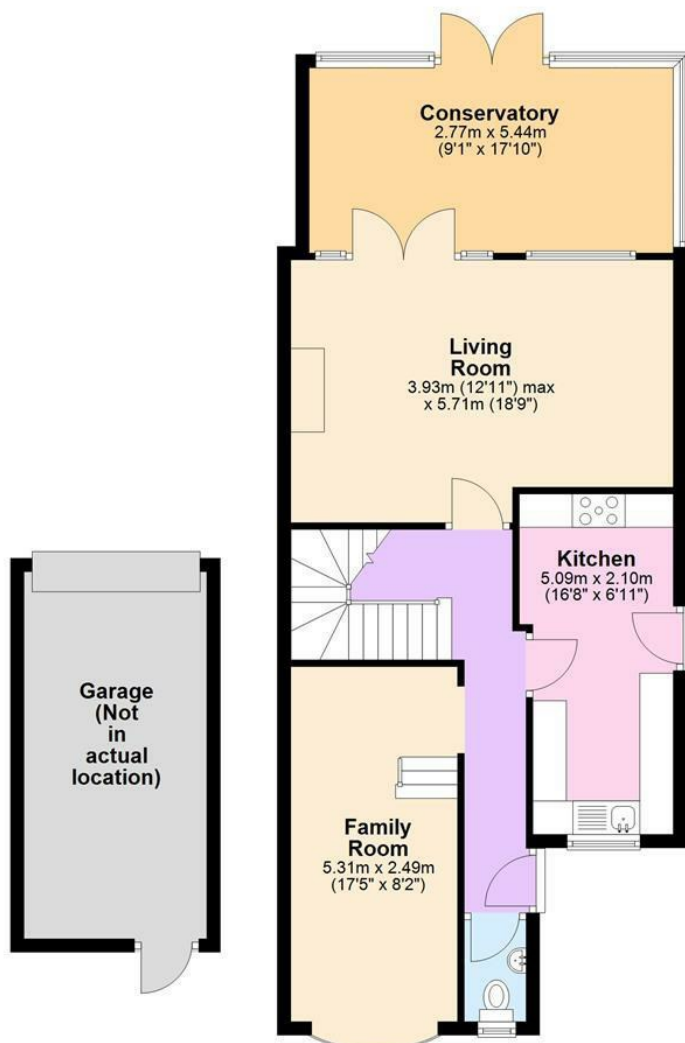
£675,000

Sterling are delighted to have been instructed for the sale of this superb four bedroom family home. Situated on a quiet, residential cul-de-sac in Hunton Bridge the property is ideally situated for local transport links with the A41, M25 and Kings Langley station all being within easy striking distance of the property. The house itself offers spacious and flexible accommodation and is presented to a high standard throughout.

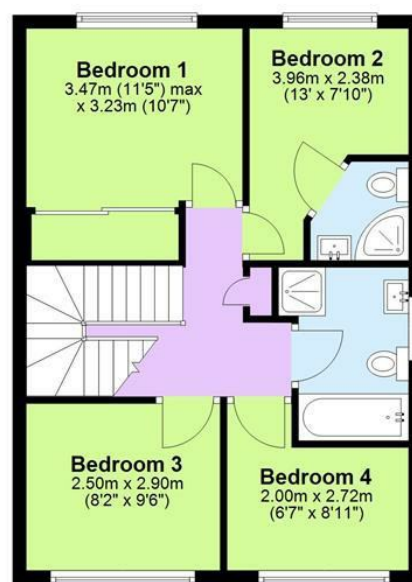


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Ground Floor
Approx. 89.8 sq. metres (966.2 sq. feet)

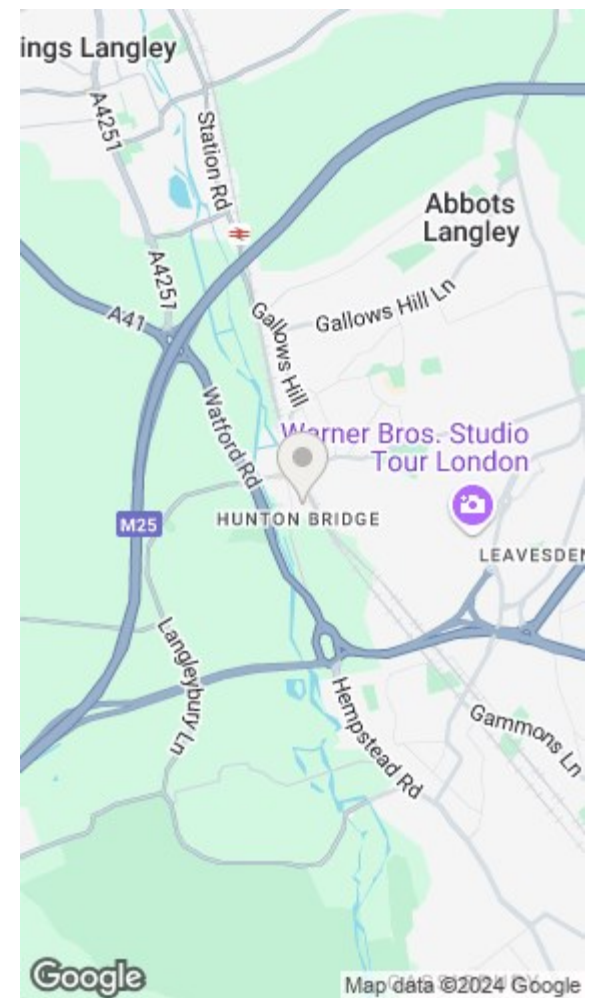


First Floor
Approx. 46.3 sq. metres (498.5 sq. feet)



Total area: approx. 136.1 sq. metres (1464.7 sq. feet)

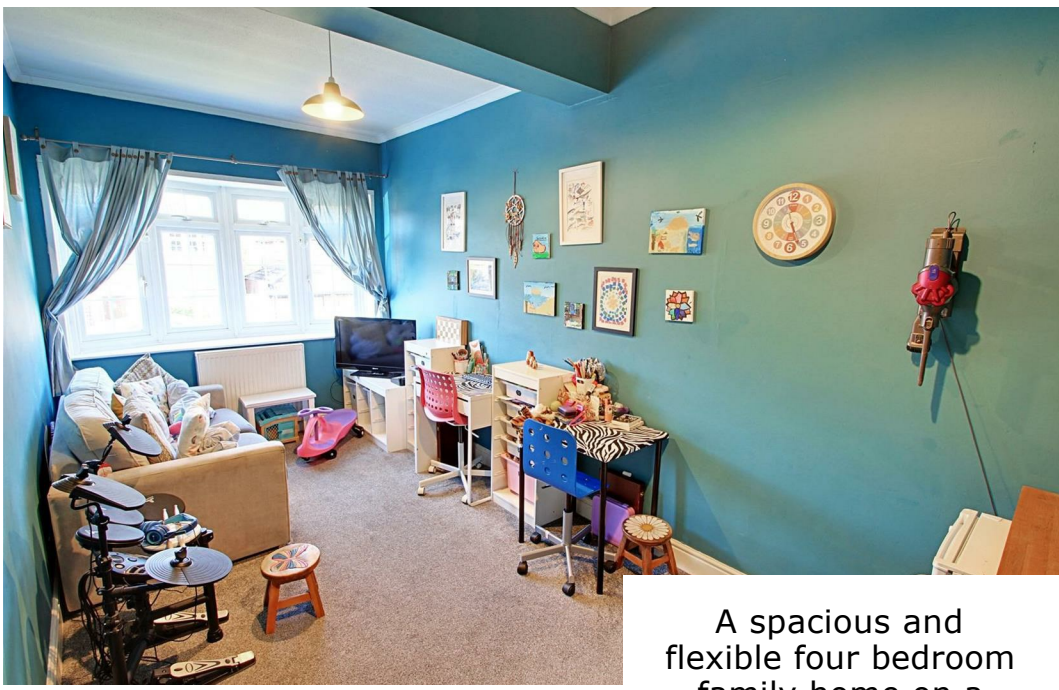
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	77		

Energy Efficiency Rating: 68 (Current), 77 (Potential). Environmental Impact (CO₂) Rating: Current and Potential ratings are not specified in the image.





A spacious and flexible four bedroom family home on a quiet cul-de-sac in a popular location.



Ground Floor

On entering the property you find yourself in a bright entrance hall with doors opening to the kitchen, family room, living room and WC and with stairs rising to the first floor accommodation. The kitchen is fitted with a range of base and eye-level units with granite worktops over. There's space for a range style cooker, fridge freezer, dishwasher and washing machine. A door opens to the side access. The family room is a spacious, light filled space with an area cleverly utilised as a utility area housing the tumble dryer. The living room is a well proportioned room with wood flooring and a feature fireplace and has double doors opening to the full width conservatory, currently used as a dining room which, in turn, leads to the rear garden.

First Floor

A spacious landing provides access to all first floor accommodation. The master bedroom benefits from built in wardrobes providing a plethora of storage. The second bedroom enjoys an en-suite shower room and the family bathroom is fitted with a white four-piece suite comprising bath, shower cubicle, WC and wash-hand basin.

Outside

To the front of the property is a block-paved driveway providing parking for two vehicles and leading to the front door and gated side access. The rear garden has been beautifully landscaped to include a large, secluded patio area with steps rising to the main garden which is mostly laid to lawn with mature borders surrounding it. A playhouse can be found towards the rear of the garden and further steps rise leading to gated rear access and the courtesy door for the garage which is situated 'en-bloc' at the rear of the property.

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The Location

Kings Langley, Abbots Langley and Watford are ideal for commuting into London by both road and rail. With a range of train stations only a short walk or quick drive from your doorstep you can be in central London in approximately 25 minutes. The population of Kings Langley is circa 5,000 and encompasses several immediate areas such as Chipperfield which was recently considered one of the top 12 most desirable places to live in a national survey. Housing stock here varies from the well know Ovaline Factory which is now converted into canalside luxury apartments though to sprawling country estate found in locations such as Chipperfield, Sarratt and Bovington. Watford is further complimented by a thriving town centre with the comprehensive Intu and Charter Place shopping centres, both offering well-known High Street stores and individual independent shops, as well as popular restaurants and coffee shops. The town also provides an excellent range of amenities and sporting facilities and is home to Championship football club Watford FC.

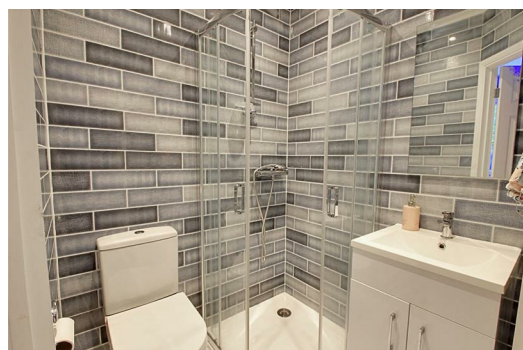
Transport Links

The town is ideally located for the commuter with Kings Langley mainline station providing a fast and regular service to London Euston and the Metropolitan Line Underground station in Watford providing access to Baker Street and The City. There are also excellent links to the national motorway network with junction 5 of the M1 and junction 19 of the M25 approximately 1.5 miles from the town centre.

Agents Information For Buyers

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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