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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

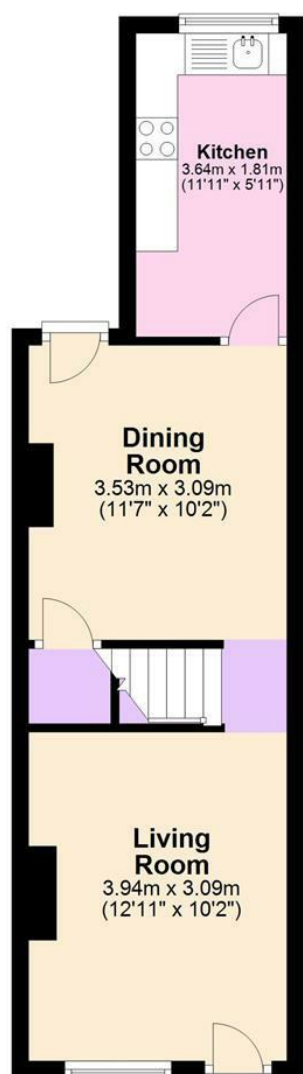
OFFERS IN EXCESS OF

£450,000

Sterling are delighted to have been appointed sole selling agents for this stunningly presented two double bedroom character cottage located within easy striking distance of both Kings Langley High Street and Station. Offering two reception rooms, a fully fitted kitchen, two double bedrooms, a bathroom and a shower room as well as a private rear garden this property is ideal for first time buyers, investors or downsizers.

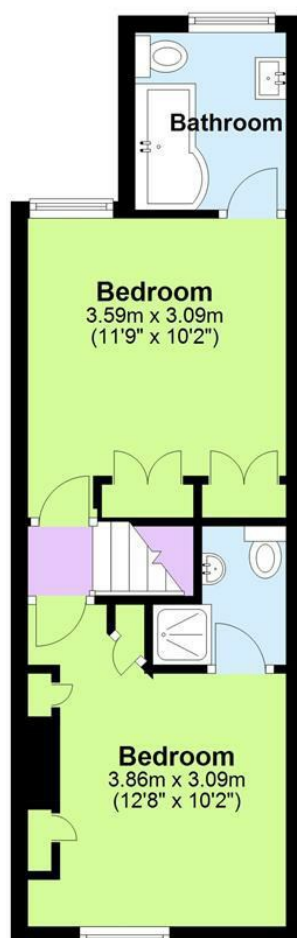


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Ground Floor

Approx. 33.3 sq. metres (358.0 sq. feet)

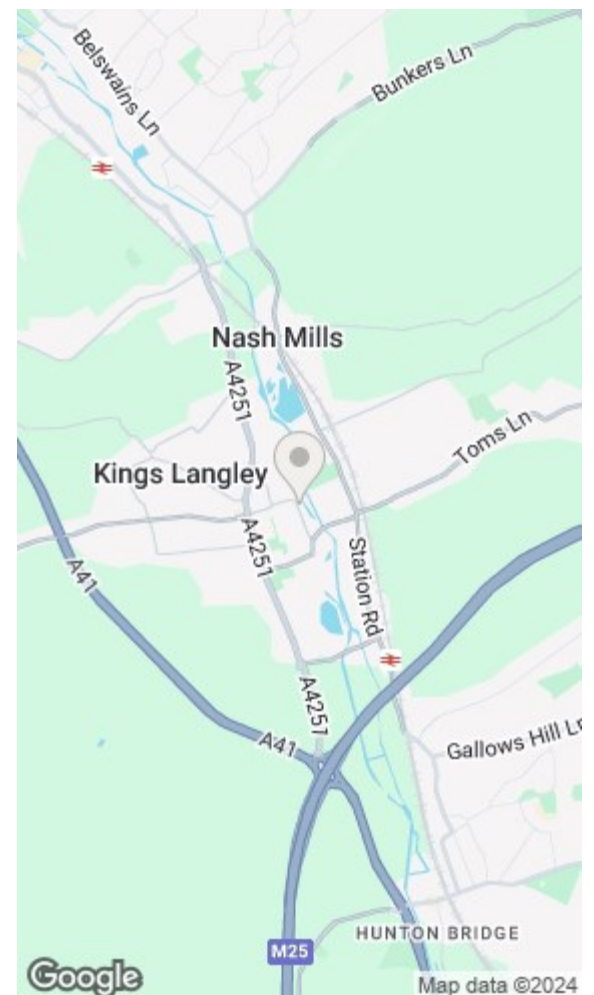


First Floor

Approx. 30.3 sq. metres (325.7 sq. feet)

Total area: approx. 63.5 sq. metres (683.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	89		

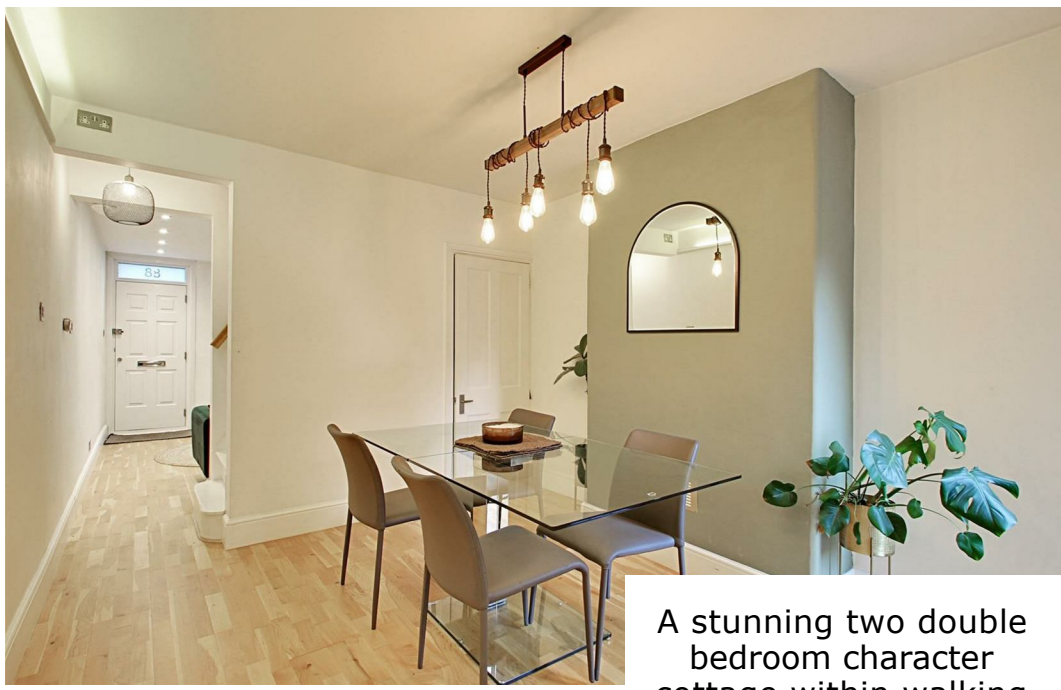
Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



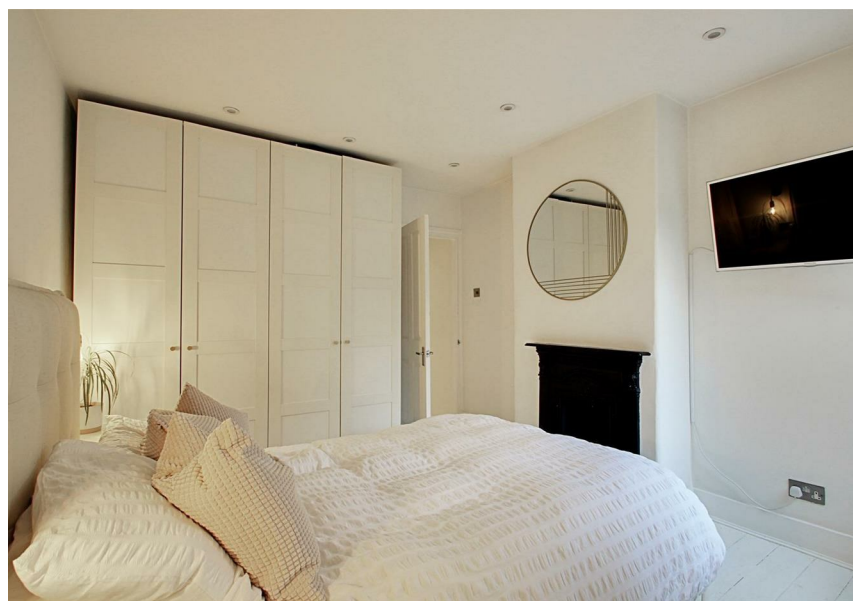
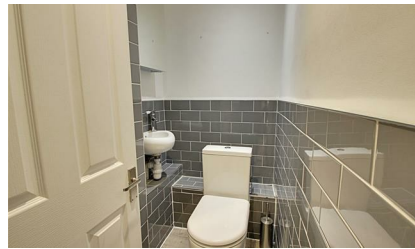
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A stunning two double bedroom character cottage within walking distance of the High Street.



Ground Floor

On entering the property you find yourself in the Living Room which is a nicely proportioned room with a window to the front elevation. A feature wood-burning stove is ideal for those cozy winter nights in. An internal hallway has the staircase rising to the first floor and leads, in turn, to the Dining Room - another well proportioned room which opens to the kitchen and has a door providing access to the rear garden. The kitchen itself has been recently refitted with a range of base and eye level units with solid Oak worktops over and integrated appliances. Light Oak wood flooring flows through the ground floor tying the spaces together seamlessly.

First Floor

The landing has doors opening to both bedrooms. The main bedroom is at the rear of the property with a window overlooking the rear garden. A cast-iron feature fireplace adds character to the room and a further door opens to the fully fitted main bathroom. This is fitted with a white three piece suite comprising P shaped bath, WC and wash hand basin. To the front of the property is the second bedroom - another spacious double with built in storage and a door leading to an en-suite shower room fitted with a WC, wash hand basin and shower cubicle.

Outside

Directly to the rear of the property is a sandstone patio area which, in turn, leads to the main part of the garden which is laid to lawn. There is a timber storage shed and a further patio area at the bottom of the garden. The rear garden is Easterly facing with the patio to the rear of the property getting sun all morning and the one at the bottom getting it in the afternoon and up until the last of the evening sun.

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The Location

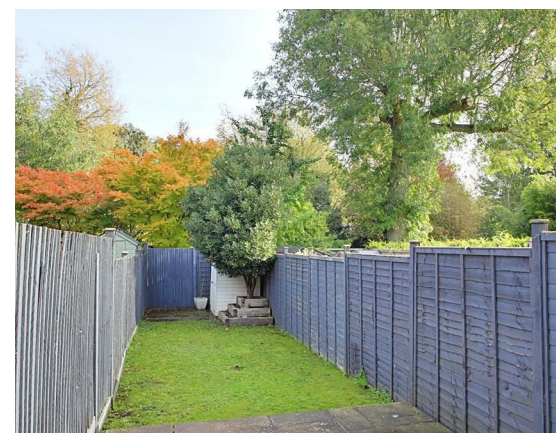
Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. 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.

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.

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.



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