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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...



## Abbots Langley

OFFERS IN EXCESS OF £385,000

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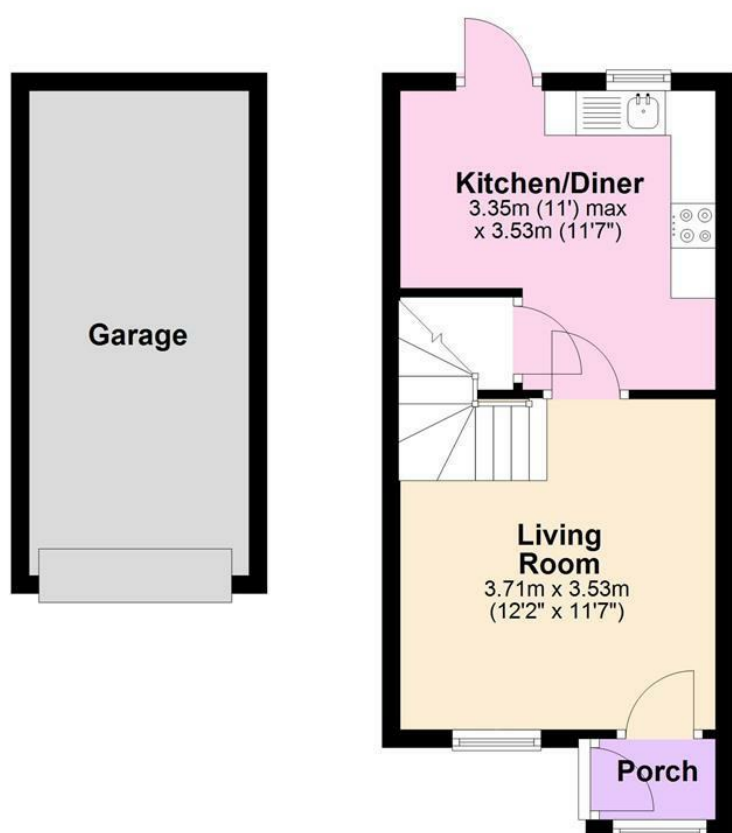
A delightful two bedroom, freehold home in a sought after cul-de-sac location presented to the market in first class order throughout to include an 'eat-in' kitchen/dining room to the rear, traditional front room, rare advantage of an entrance porch, two bedrooms and refitted first floor bathroom. Garden and garage.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

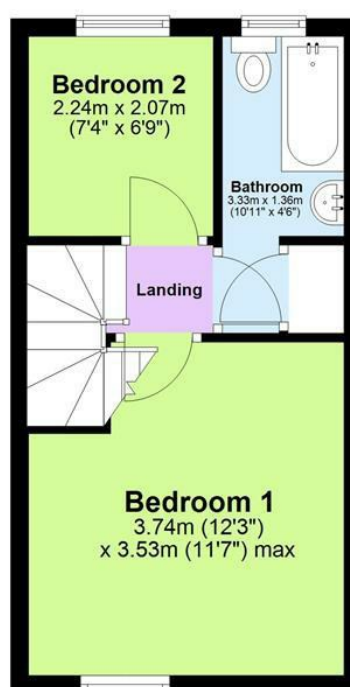
## Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



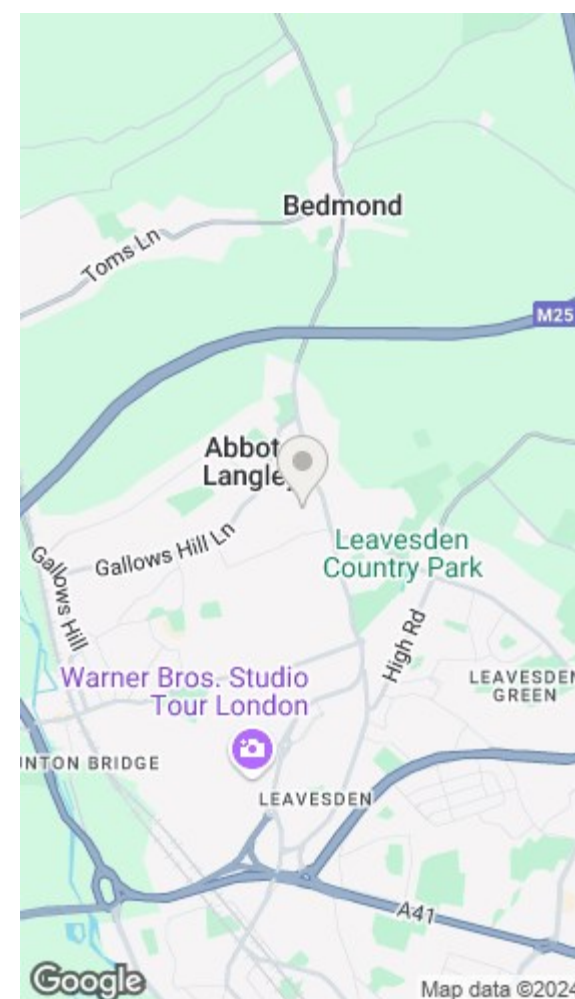
## First Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 65.2 sq. metres (702.0 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	88		





Boasting a garage, private and fully enclosed garden and presented in first class condition.



#### Ground Floor

The property has the rare advantage of an entrance porch, the ideal place to park the buggy or take off shoes and coats. From here a door leads to a dedicated living room with a window to the front and stairs rising to the first floor. A multi paneled glass door from here opens to the 'eat-in' kitchen/dining room which allows light to flow from front to rear of the ground floor. The kitchen is fitted with an 'L' shaped range of base and eye level units with a window to the rear and a door opening to the private garden. There is ample space for table and chairs within the kitchen.

#### First Floor

The first floor landing area has hatch to the loft space which has ample storage space and doors opening to all first floor accommodation. The bathroom has been refitted with a white suite to include a panelled bath with shower unit and screen over and feature tiling to all water sensitive areas. The sink is recessed within a vanity unit with double cupboard under. The main bedroom spans the width of the property with a window to the front while the second bedroom has elevated views over the rear garden.

#### Outside

A turning just to the side of the front of the property leads to the garage in a nearby block with metal up and over door and space to park to the front. Directly to the front of the property is a small border laid to slate shingle with a specimen tree. Directly to the rear of the house is a good size flagstone patio area which leads to the main portion of the garden which is laid to lawn and fully enclosed by fencing.

#### Historic Abbots Langley

Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspere was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159).

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**Hertfordshires Answer To Hollywood!**  
Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios.

#### Village Amenities

Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead.

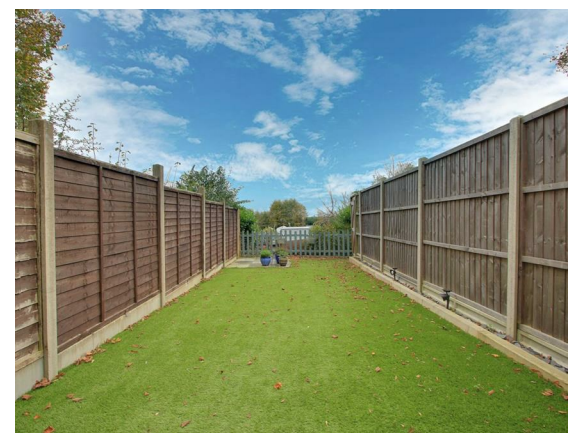
#### Transport Links

Kings Langley mainline station is only a short drive from the property while Watford Junction is also close by, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

#### 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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