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you to **sell** or **let** your property?
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Temptation comes
in many forms...



Kings Langley
OFFERS IN EXCESS OF £600,000

Kings Langley

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Available with no upper chain. Positioned in a peaceful location just a short walk from the village centre and train station and boasting a good size Westerly facing corner plot. Extended to offer a stunning open plan kitchen/dining room with a separate utility room and living room to the ground floor. 4 beds and luxuriously appointed bathroom to the first floor.



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The Accommodation

Offered with no upper chain, this spacious and well-presented four-bedroom family home is ideally situated in a peaceful cul-de-sac, offering a quiet and family-friendly environment while being just a short walk from the vibrant local amenities of Kings Langley High Street. The entrance porch provides a practical space to greet guests and leads into a welcoming hallway. From here, doors open to the downstairs cloakroom, utility area, extended kitchen/dining room, garden room, and a generously sized 19 ft living room.

The impressive extension to the property has created a vast living space, perfect for both day-to-day family life and entertaining. The open-plan kitchen/dining room is ideal for family meals and hosting guests, while the garden room offers additional versatility, whether as a playroom, study, or simply a relaxing space to enjoy views of the garden.

On the first floor, you will find four well-proportioned bedrooms. Three of these are large doubles, each offering ample space for a range of furniture, with additional room for wardrobes or built-in storage. The fourth bedroom is perfect for use as a children's room, guest bedroom, or home office. The modern family bathroom is a standout feature, featuring a luxurious four-piece suite, including both a walk-in shower and a full-size bath, offering convenience and comfort for the whole family.

The Exterior

Externally, the property benefits from a well-maintained garden, of a westerly facing position, providing a private outdoor space for children to play or for adults to relax. This home offers a wonderful combination of comfort, space, and convenience, making it the ideal choice for a growing family. Side access is available, with the garden accessible via the garden room and main hallway also. To the front, you have paved driveway with space for two vehicles. Ample parking is also available on the street and nearby, with no restrictions.

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The Location

Palace Close is a quiet residential cul-de-sac located in the charming village of Kings Langley, offering a peaceful and family-friendly environment while still being conveniently close to local amenities. The area is well-regarded for its attractive surroundings, creating a welcoming atmosphere for residents. Kings Langley High Street, with its array of shops, cafes, and restaurants, is just a short walk away, providing easy access to everyday essentials and leisure options. The location is ideal for those seeking a balance of quiet suburban living and proximity to transport links, with Kings Langley train station offering direct services to London and other nearby towns. Families will also appreciate the excellent local schools and green spaces.

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 and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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