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Kings Langley, Abbots
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Property
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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

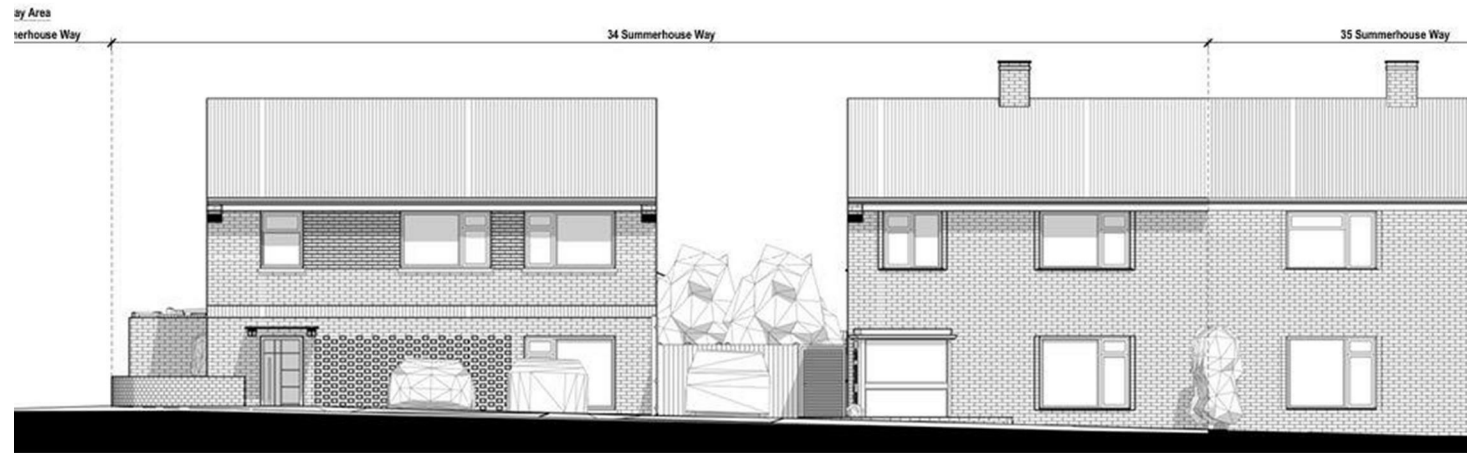
£700,000



Abbots Langley

£700,000

With planning permission for the construction of a detached dwelling to the side - we are delighted to present this exciting opportunity to purchase a three bedroom semi detached home with scope to extend (STNP) and planning already in place for the build of a unique detached unit, both properties of which will retain excellent gardens.



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Ground Floor
Approx. 53.9 sq. metres (580.5 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.7 sq. feet)



Total area: approx. 95.8 sq. metres (1031.2 sq. feet)
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	81	D	A



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A rare chance to purchase a semi detached house with planning for the construction of a detached house to the side.



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Main House

The front door opens to the entrance hall where a door leads to the ground floor wc, a door to the dedicated study and a door to the dual aspect, open plan living/ dining room. Off the main reception room double doors open to a lovely conservatory which has panoramic views over the garden. There is also a door from the main reception room opening directly to the kitchen which has been fitted to a handleless range of base and eye level units with a window to the rear and door opening to the side. Stairs rise to the first floor landing where doors open to all three bedrooms and to the family bathroom which is fitted with a white three piece suite.

Planning Permissions

Please visit the Three Rivers website and search 24/0319/FUL under planning applications for full details. Planning permission has been granted for the construction of an eco friendly detached home right at the end of this cul-de-sac and directly next to the existing property. It has a flexible arrangement in terms of layout and could be used as a 2 bedroom home with study or as a three bedroom home depending on the needs of the inhabitants.

The Location

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

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 10 minute walk from the property, 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 and a utility bill.



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