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# Temptation comes in many forms...



Kings Langley  
GUIDE PRICE £1,200,000

Kings Langley

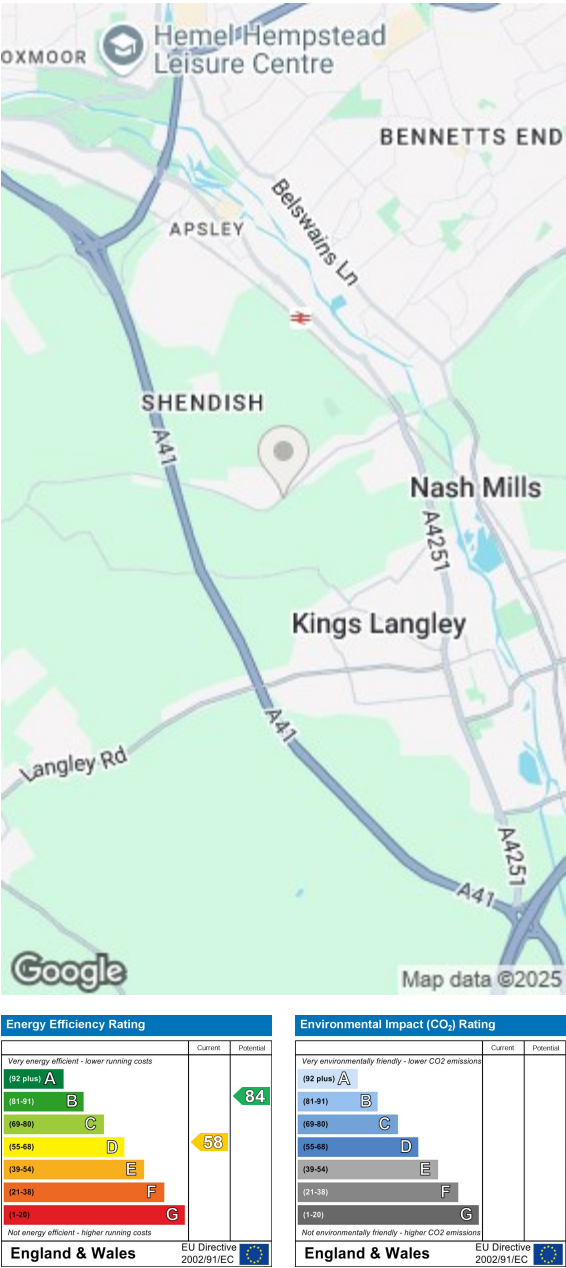
GUIDE PRICE

£1,200,000

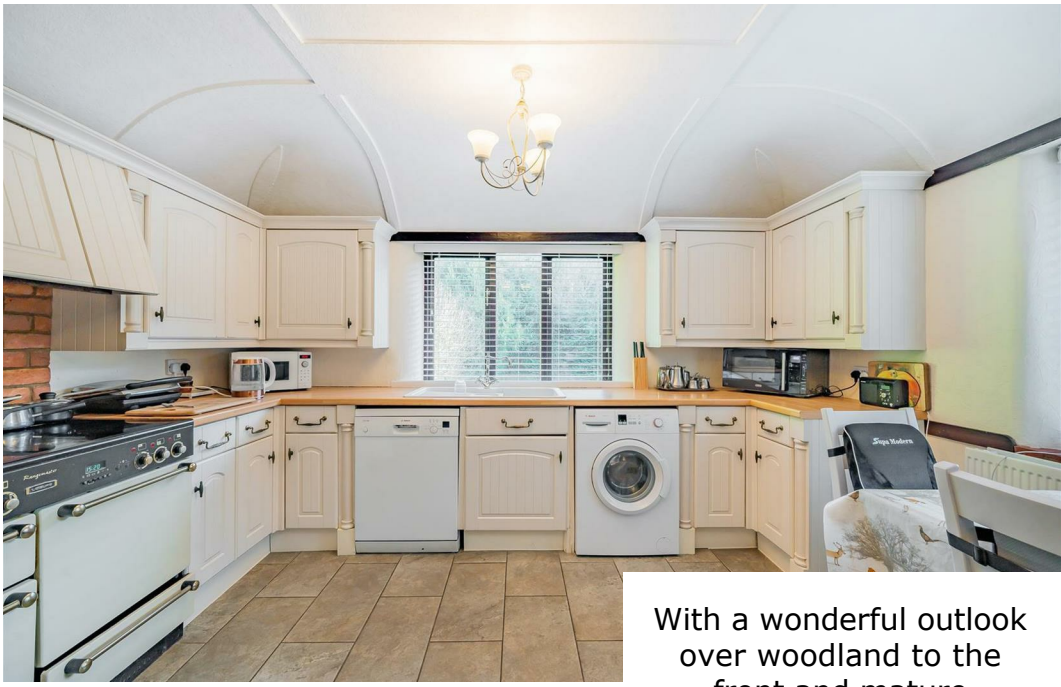
Located in an exceptionally set back and private position is this stunning detached brick and flint property. Boasting an exceptional plot and scope to extend (STNP) and offered for sale with no upper chain. The current configuration offers a main reception room with separate dining space, 'eat-in' kitchen/breakfast room, 4 bedrooms and 2 bathrooms.



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With a wonderful outlook over woodland to the front and mature gardens surrounding the property.



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**The Property**  
The front door opens to a spacious entrance hall which has a window to the front and leads directly through to the main reception area. Divided into a living room and dining room space the main reception room is flooded with natural light by means of the triple aspect windows to the front, side and the rear. There is an open grate fireplace with exposed brick surround and a door opening directly to the 'eat-in' kitchen/ breakfast room. The kitchen has been comprehensively fitted with a range of base and eye level units to include work tops and several drawer units. There is space for a range style oven and windows to the front and side and door opening to the side. Three of the four bedrooms are well served by the family bathroom while the principal bedroom has an ensuite shower room.

**Outside**  
An extensive block paved driveway leads to a double width carport under a tiled roof. There is an extensive front garden with pathway leading to the front door. The rear garden is exceptionally mature and has been landscaped with low maintenance in mind. Mainly laid to lawn the garden has a number of mature specimen trees to the boundaries with a pathway leading to the rear area where there is a timber pergola.

**The Location**  
Rucklers Lane is a quiet residential road located on the outskirts of 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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