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Temptation comes in many forms...



Kings Langley

GUIDE PRICE £675,000

Kings Langley

GUIDE PRICE

£675,000

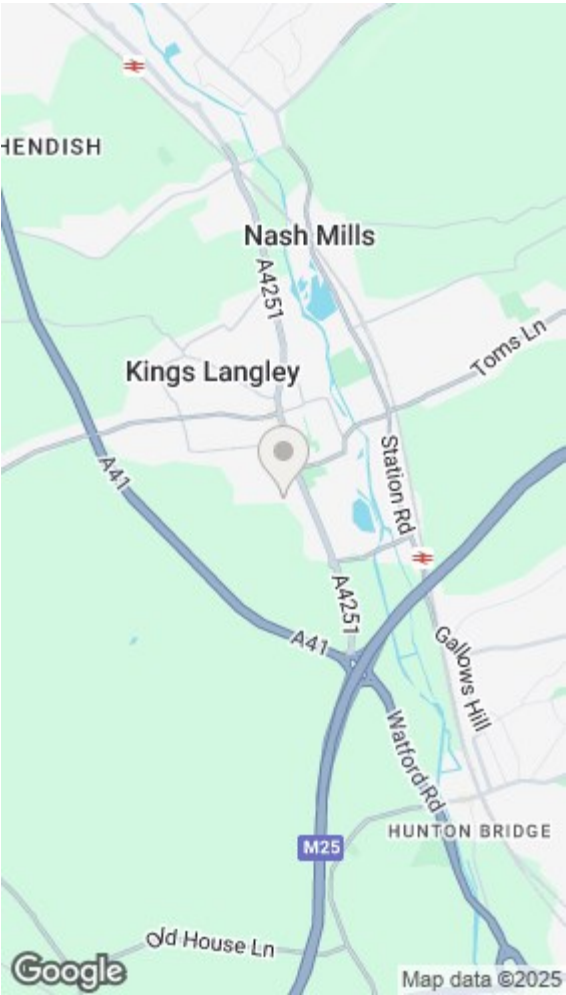
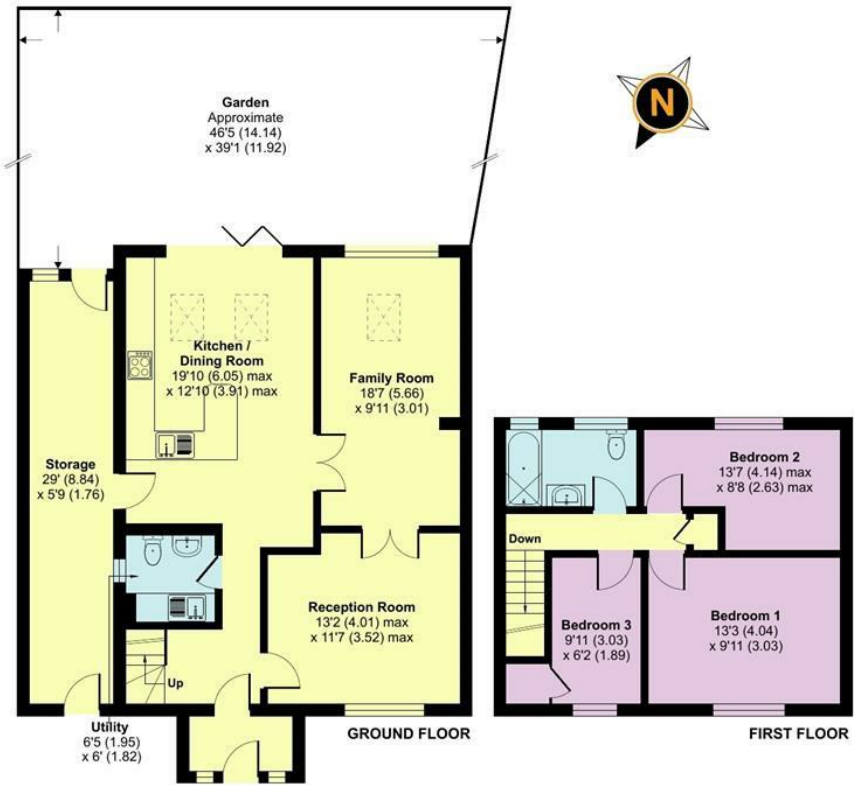
Offering some of the most spectacular countryside views in the village yet within minutes walk of the High Street and only 10 minutes walk to the station. An extended and mature family home at the head of a select cul-de-sac offering an open plan kitchen dining room, separate living room, family room and 'lootility' room along with three bedrooms, bathroom and ample driveway parking.



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Meadow Way, Kings Langley, WD4

Approximate Area = 1354 sq ft / 125.7 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





**BOASTING SOME OF
THE AREAS MOST
SPECTACULAR VIEWS
IN THE AREA.**



Ground Floor
A useful entrance porch has a door opening into the reception hall which has a door to the right hand side opening to the family room which overlooks the front and a door to the left hand side which opens into a clever 'lootility' room which is a combination of cloakroom and utility room with a range of base and eye level units with space and plumbing for washing machine and tumble drier under and to the other side a fitted wc and wash basin. Moving directly ahead of the entrance hall you enter the wonderful open plan kitchen/dining room which is flooded with natural light by means of bi-folding doors opening to the rear and two Velux windows to the roof. Double doors from here open to the second dedicated reception room which also has a Velux window to the roof and a large window framing the wonderful views to the rear. Additionally there is a useful covered storage space to one side of the house which also opens into the garden.

First Floor
The landing area of the first floor has doors opening to all three bedrooms. Two of the bedrooms overlook the front while the third bedroom which overlooks the rear makes the most of the large views and scenery of the neighbouring countryside. The bathroom is fitted with a white three piece suite which includes a panelled bath with wall mounted shower unit and screen over.

Outside
The front of the property has a block paved driveway providing ample parking and leading to the front door. There is also a door opening to the useful store to the side of the property which leads through to the rear garden. Directly to the rear of the garden is an extensive raised timber deck making an ideal spot for entertaining family and friends while enjoying the spectacular views. The main portion of the garden is laid to lawn and is enclosed by a range of fencing.

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The Location
Meadow Way is a quiet residential cul-de-sac in the centre 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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