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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...





Kings Langley

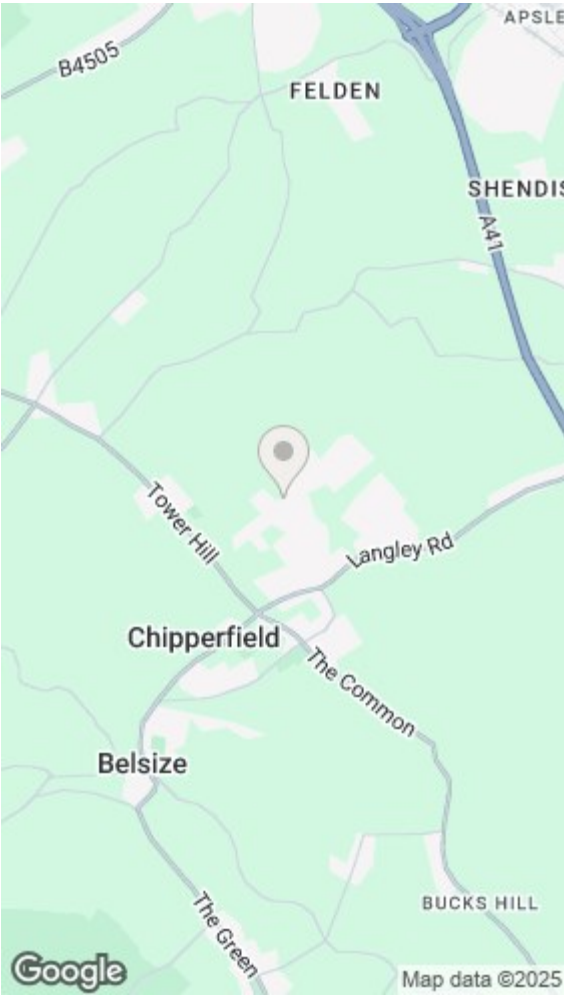
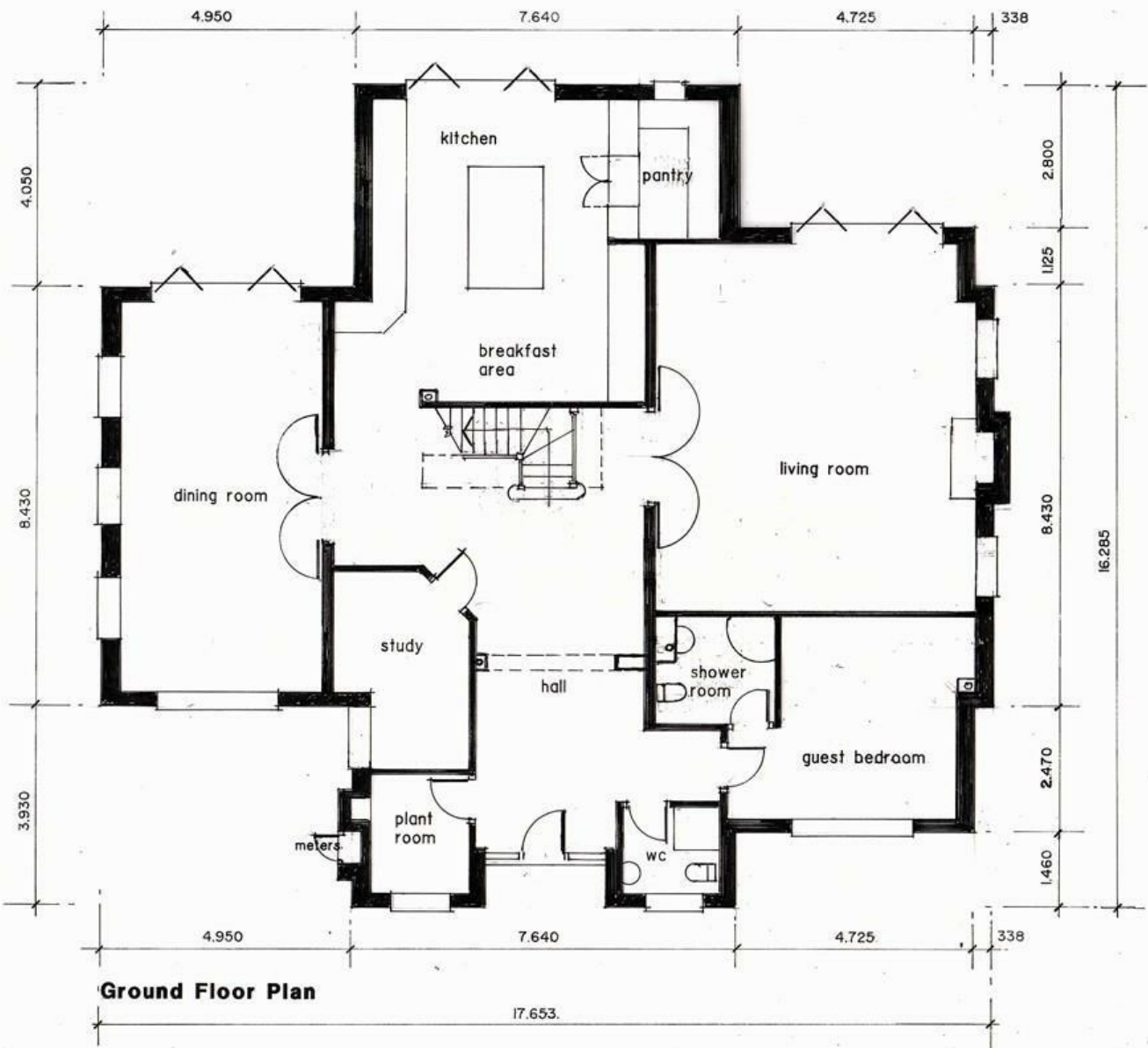
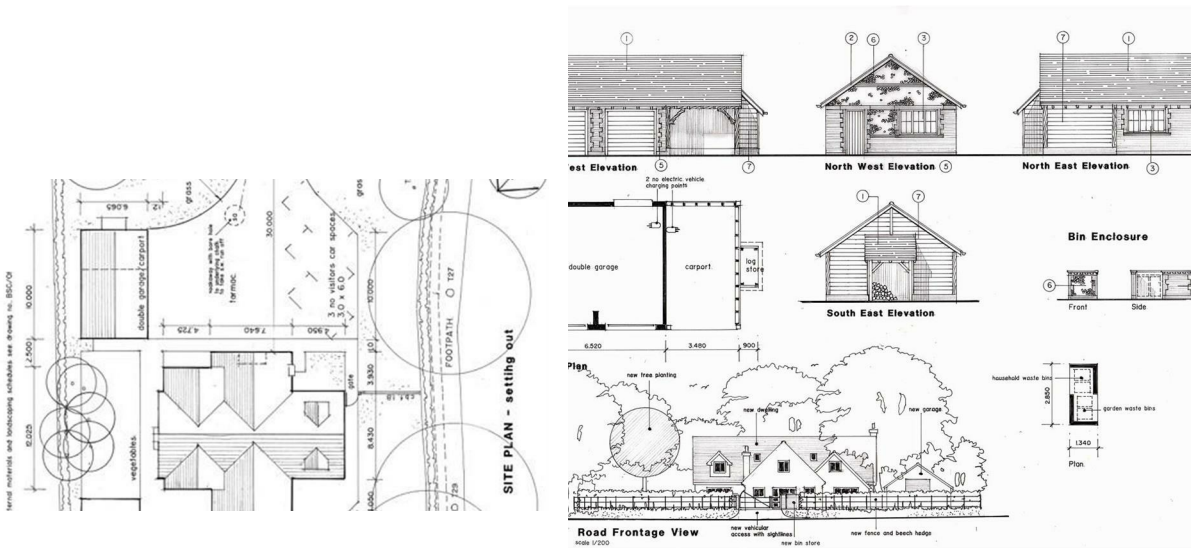
GUIDE PRICE

£1,150,000

Sterling Land & New Homes department are delighted to offer this exclusive opportunity to purchase a detached bungalow which has full permission for demolition and the construction of a double storey family home on a plot approaching 1 acre positioned in an exceptionally sought after road.

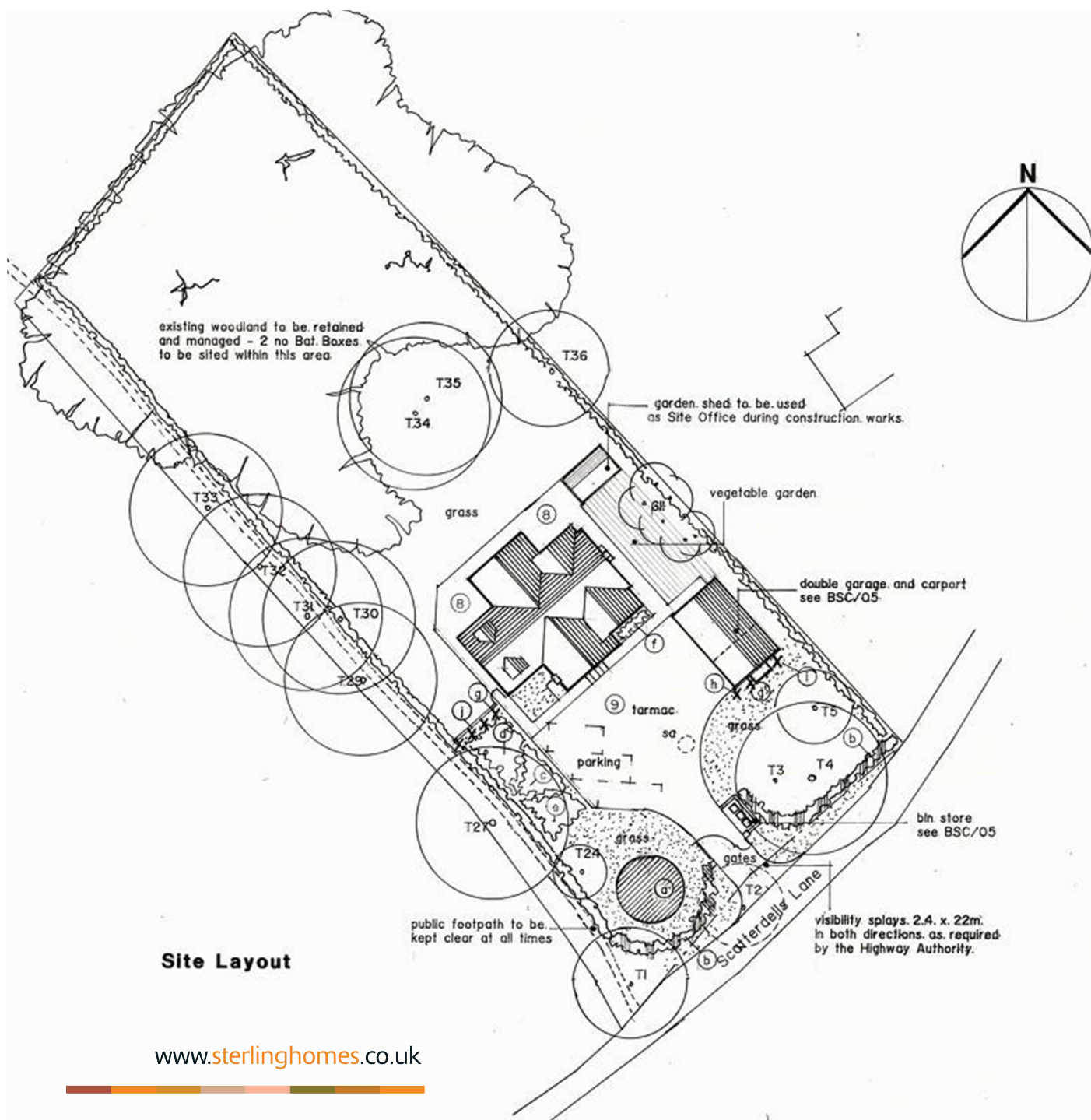


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





- ① Marley plain clay tiles - Acme double camber antique soft sand faced.
- ② Fascia's, bargeboards and gutters - in black PVC with open eaves.
- ③ Windows to be timber look PVC R7 range or similar traditional country style colour - white.
- ④ Main infill brickwork in brown facing bricks - Ibstock Birtley Brown.
- ⑤ Brickwork quoins, soldier courses, stretcher band course and verge dentil detail in soft red bricks - Charnwood Hampshire Red.
- ⑥ Front middle section and gable to be in Pocket Blocks in flint.
- ⑦ External wall cladding to be treated oak featheredge boarding.
- ⑧ External footpaths and patia to be Marshalls Sandstone Flags - colour t.b.c.
- ⑨ Driveway and parking area to be 75mm Tarmac base course with 20mm wearing course.

#### Legend and Notes

- T5 Existing trees to be retained and protected
- Existing woodland to be retained and managed.
- New advanced nursery stock tree planting
- New specimen climbers
- New beech hedge planted 450 c/c.
- New ornamental shrub planting 600 c/c.
- New grass seeded areas

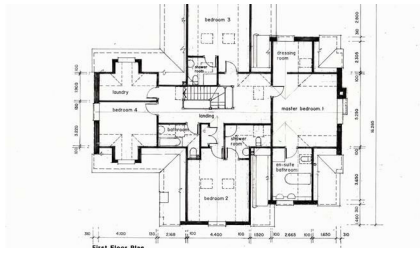
#### Planting Schedule

- (a) Acer Platanoides 'Crimson King'
- (b) Fagus - sylvatica
- (c) Hypericum 'Hidcote'
- (d) Hydrangea 'Grandiflora', 'Hamburg' & 'Aspera' mix
- (e) Viburnum 'davidii'
- (f) Buxus 'sempervirens'
- (g) Lonicera 'fragophylla'
- (h) Wisteria floribunda 'Alba'
- (i) Hydrangea petiolaris
- (l) Passiflora caerulea





An incredible opportunity to build your own 'Grand Design' in this sought after village.



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**Chipperfield**  
One of Hertfordshire's most picturesque and sought after villages, pleasantly set on the edge of the Chilterns and a short walk of the village. Chipperfield village is centred around the Common which extends to over 100 acres, principally woodland, providing lovely walks, bridle paths and a fine cricket pitch. The village has a historic church, pubs and village shops. Watford, Hemel Hempstead and Berkhamsted provide supermarkets and more comprehensive shopping facilities.

**Transport Links**  
Chipperfield is within easy access of the M1, M25 and M40 motorways providing good communication to all parts of the country. The property is approximately 15 minutes from Chorleywood tube and mainline station and also 10 minutes from the London Euston rail connection at Kings Langley.

**Education**  
There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School.

**Distance to Stations**  
Kings Langley Station (2.8 Miles)  
Apsley Station (3.3 Miles)  
Hemel Hempstead Station (3.8 Miles)  
Chorleywood Station (4.9 Miles)

**Distance to Schools**  
St Pauls C of E V A Primary School & Nursery (0.4 Miles)  
Kings Langley Secondary School (1.6 Miles)  
Kings Langley Primary School (1.9 Miles)  
Sarratt C Of E Primary School (2.1 Miles)  
Bovingdon Primary Academy (2.3 Miles)  
Abbot's Hill School (2.9 Miles)

**Agents Information for Buyers**  
PLEASE NOTE THAT ALL MEASUREMENTS AND BOUNDARY OUTLINES ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED UPON.

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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