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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  
£2,500 PER CALENDAR MONTH



Kings Langley

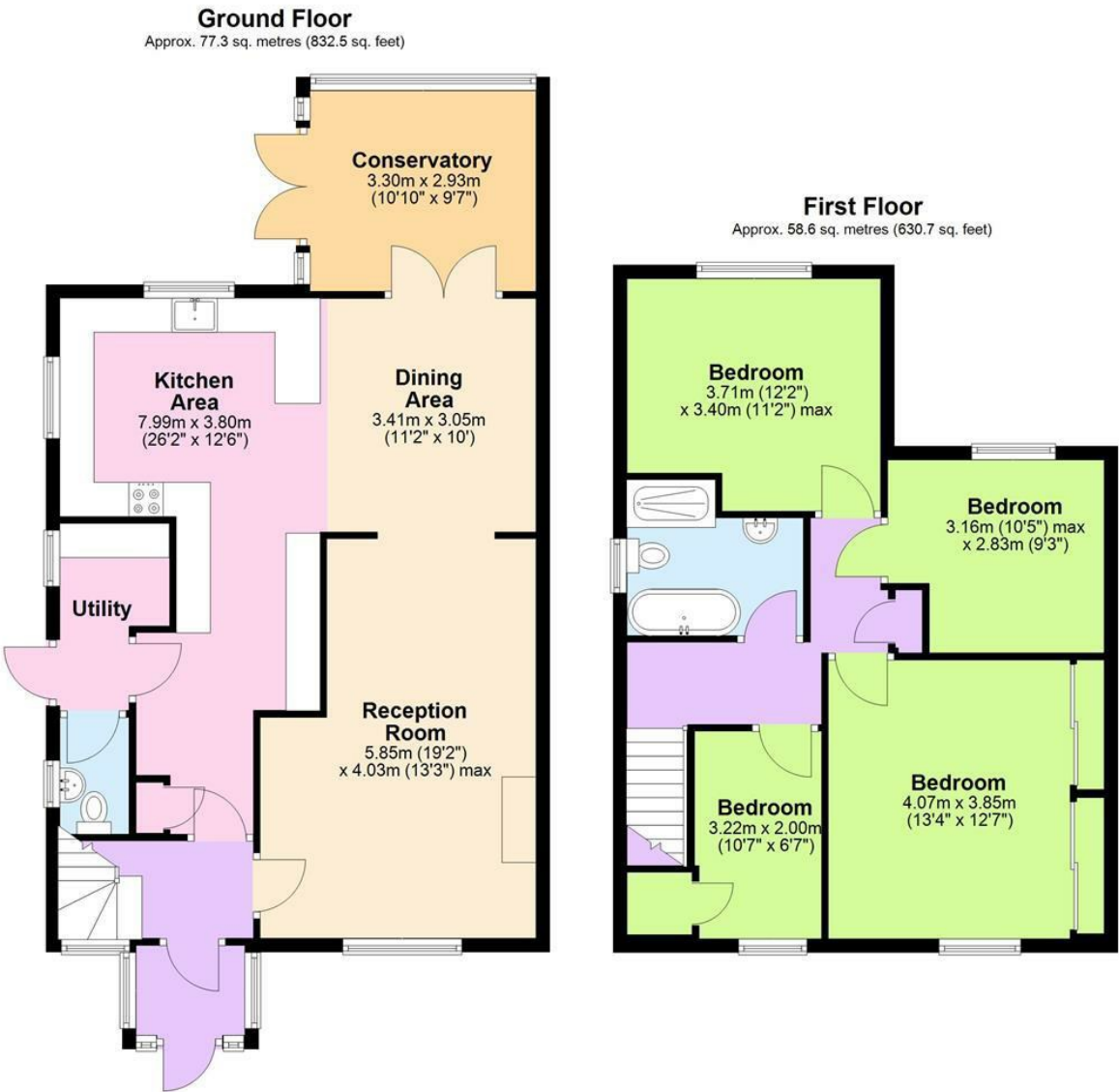
PER CALENDAR MONTH

£2,500 Per Calendar Month

Sterling Lettings are pleased to offer for let this delightful four bedroom semi-detached family home with garden and driveway parking set within easy reach of Kings Langley High Street. Internally the accommodation comprises entrance porch, hallway, spacious reception room, stunning open plan kitchen/dining area, conservatory with doors opening to the rear garden, utility room with appliances, and guest cloakroom. The first floor comprises four well appointed bedrooms, with the master benefiting from built in wardrobes, and a four-piece bathroom suite. In addition to driveway parking this fabulous property also benefits from gas central heating and large rear garden. Offered Unfurnished & Available May 2025! Pets Considered!



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Total area: approx. 135.9 sq. metres (1463.2 sq. feet)



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









\* Fabulous Family Home \* Semi-Detached \* Four Bedrooms \* Three Receptions \* Open Plan Kitchen/Dining Area \* Driveway Parking \* Large Garden \* Unfurnished! \* Pets Considered! \* Available May 2025! \*



Distance to Stations  
Kings Langley Station (1.0 Miles)  
Apsley Station (2.0 Miles)  
Hemel Hempstead Station (3.5 Miles)  
Watford Junction Station (4.5 Miles)

Distance to Schools  
Kings Langley Primary School (0.9 Miles)  
Kings Langley Secondary School (1.0 Miles)  
Abbots Hill School (1.6 Miles)  
Nash Mills C of E Primary School (1.9 Miles)  
Breakspeare School (1.9 Miles)

Monies Payable  
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

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Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a current/previous tenancy with us to any new landlord/agent.

Material Information  
Rent - £2,500.00 per calendar month (£576.92 per calendar week)  
Deposit - £2,884.61  
Tenancy Term - 12 Months  
Council Tax Band - E (Dacorum Borough Council)  
Pets Considered - Yes



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