



www.sterlinghomes.co.uk

01923 270 666
Kings Langley, Abbots
Langley & Watford:
01442 822 210
Property
Management
01442 879 996
& Country Homes:
Berkhamsted Select
01442 828 222
Ting, Wendover,
Aylesbury & Villages:

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...



Shendish
OFFERS IN EXCESS OF £800,000

Shendish

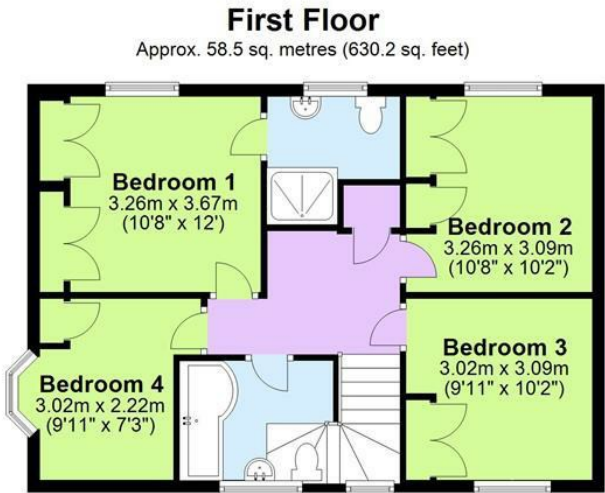
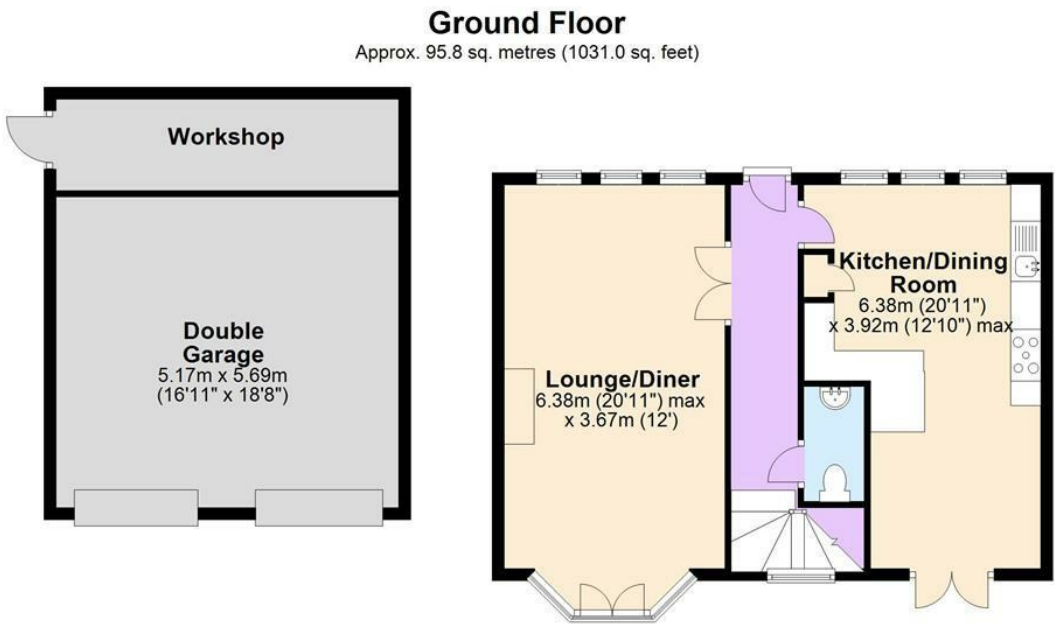
OFFERS IN EXCESS OF

£800,000

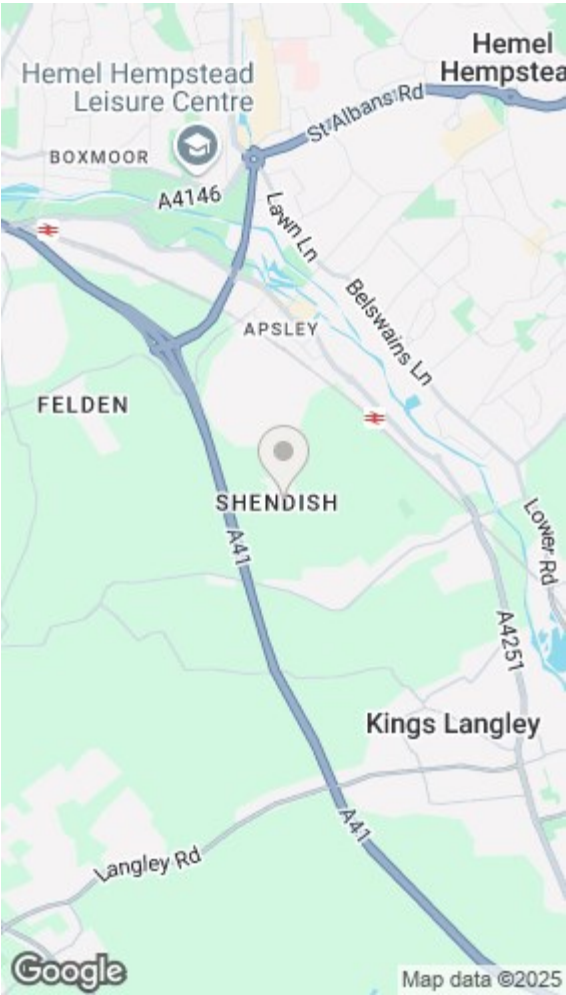
Sterling are delighted to have been instructed to sell this superb four bedroom home which is tucked away in the picturesque grounds of Shendish Manor. Presented to the highest of standards throughout, an internal inspection is essential to fully appreciate the quality of both the house and the location.



www.sterlinghomes.co.uk



Total area: approx. 154.3 sq. metres (1661.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		





A beautifully presented family home in this tucked away location yet close to amenities and transport links.



The Accommodation
Entering through the front door you find yourself in a spacious entrance hall with doors opening to all ground floor accommodation and stairs rising to the first floor. The kitchen/diner is a dual aspect room which is flooded with natural light. The kitchen area is fitted with a range of high-quality base and eye level units with integrated appliances and Italian quartz worktops. The dining area provides a cosy space for family meals. Doors open to the rear garden. The living room is another generous space and, being dual-aspect, is again flooded with light. A feature fireplace provides a focal point and creates a cosy atmosphere during those dark winter nights. The rear garden is accessed via French Doors. A cloakroom fitted with a white WC and wash-hand basin complete the ground floor accommodation.

Climbing the stairs to the first floor leads you to a large landing space with doors leading to all accommodation. Three of the bedrooms are well sized doubles, all of them benefitting from built-in wardrobes. The fourth bedroom is a good sized single which is currently used as a home office. The master bedroom enjoys a fitted en-suite comprising WC, wash hand basin and shower cubicle. The family bathroom comprises a WC, wash hand basin and 'whirlpool' bath with shower over. Both bathrooms have been recently refurbished.

The Outside
The rear garden is highly secluded and is a real sun-trap. A large patio area spans the rear of the property with the remainder of the garden being laid mostly to lawn surrounded by borders planted with a range of mature shrubs and bushes. To the front of the property are two allocated parking spaces, a double garage with remote-control up-and-over doors and a useful storage/workshop building with electricity and heating.

www.sterlinghomes.co.uk

The Location

The property is situated between Kings Langley and Hemel Hempstead, surrounded by protected Greenbelt countryside. The village centre is a short distance away with its selection of shops, restaurants, public houses and transport links including Apsley station a mere 15 minutes walk from the property. A wider array of shopping, entertainment and recreational facilities are located nearby in Hemel Hempstead and Watford, with the Harlequin Centre boasting a wide range of the leading retailers. The nearby mainline railway station at Apsley offers fast commuter services to Central London as well as further North to Bormingham, and nearby M25 provides fast access to Heathrow and Luton Airports and the National Motorway Network. The local countryside offers a plethora of leisure activities with the highly regarded Shendish Manor golf course on your doorstep.

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.



www.sterlinghomes.co.uk