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you to **sell** or **let** your property?
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Temptation comes in many forms...



Kings Langley
OFFERS IN EXCESS OF £600,000

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Ideally situated for the High Street, Station and access to the M25 and A41, this stunning period semi-detached house is a true gem waiting to be discovered. Boasting three reception rooms, three double bedrooms, and a beautifully refurbished bathroom, this property exudes high quality and attention to detail at every turn.

As you step inside, you'll be greeted by the reception rooms that offer a flexible layout to suit your lifestyle needs. Whether you're looking to entertain guests or simply relax with your loved ones, this home provides the perfect setting for any occasion.

The three well-appointed bedrooms provide a peaceful retreat, each designed with comfort and style in mind. The refurbished bathroom adds a touch of luxury, allowing you to unwind and rejuvenate in style.

Parking will never be an issue with space for two vehicles, making coming home a breeze. The property's period charm combined with modern amenities creates a harmonious blend of old-world elegance and contemporary convenience.

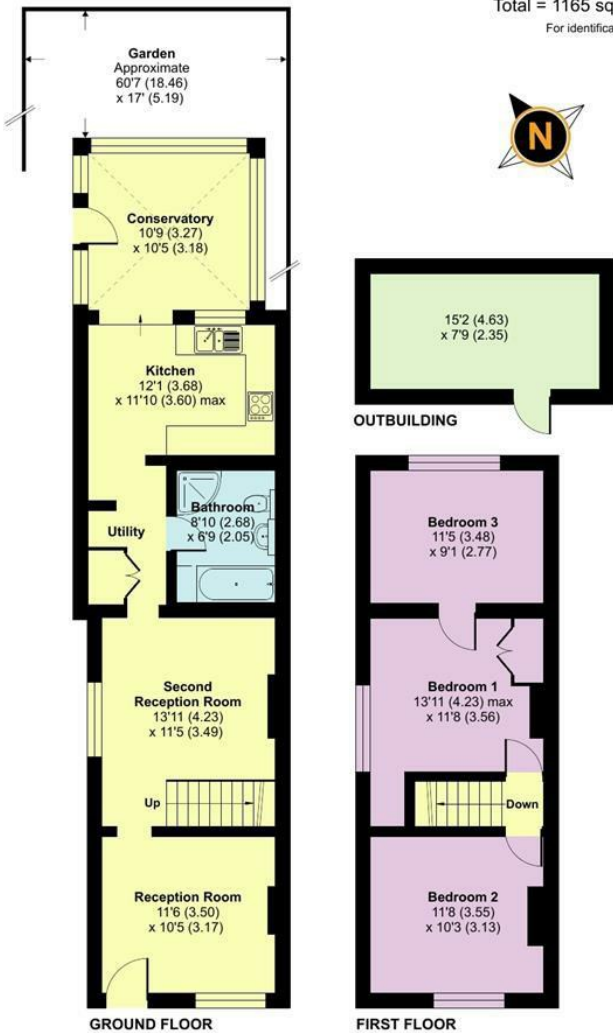
If you're in search of a home that radiates warmth, character, and sophistication, look no further. This property in Primrose Hill is a true masterpiece that is sure to capture your heart. Don't miss out on the opportunity to make this house your home sweet home.

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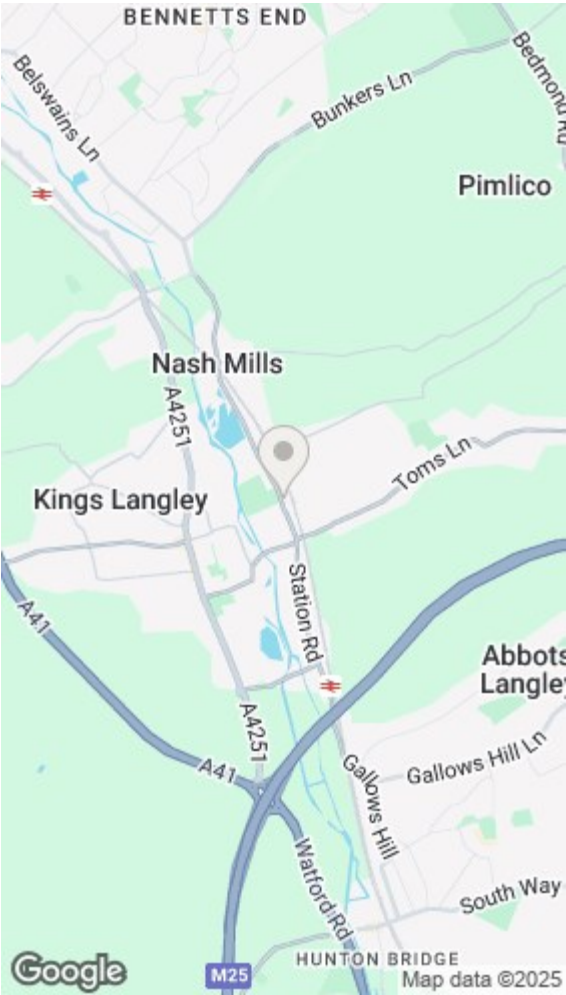


Primrose Hill, Kings Langley, WD4

Approximate Area = 1048 sq ft / 97.3 sq m
Outbuilding = 117 sq ft / 10.8 sq m
Total = 1165 sq ft / 108.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1150903



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A chance to purchase a beautifully presented character property with good size rear garden and a driveway to the side.



Ground Floor

Approaching the property via steps from the street you pass through an elegant front garden to the front door which opens to one of the three reception rooms this property benefits from. You're immediately struck by the exceptional decorative condition of this lovingly maintained home. This quality continues as you move through the house into the second reception room, reinforcing that this is a home that you can move straight into with no work required. From here stairs rise to the first floor and you walk through to an inner lobby complete with utility area from where a door opens to a spacious bathroom complete with separate shower cubicle and bath. At the rear of the property is a lovely cottage style kitchen which opens directly to the conservatory which makes an ideal dining space with wonderful views over the rear garden.

First Floor

The first floor landing has doors opening to bedrooms one and two which, in turn, leads onto the third bedroom which overlooks the rear garden. There is a hatch opening to an attic space which could offer scope for conversion STPP.

Outside

A low level brick wall has steps rising to the front door with small pebbled garden area to one side. An expansive driveway to the side leads to wrought iron gates which give side access and lead to the rear garden as well as providing access to the house via the conservatory. Directly to the rear of the property is a flagstone patio area leading to the main portion of the garden which is laid to lawn. Fully enclosed by fencing there is also a solid garden outbuilding to the rear boundary. The property also offers the scope to enlarge the house by extending to the side (STPP).

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The Location

Kings Langley, a village in Hertfordshire, lays claim to an extraordinary history. From its origins prior to Roman settlement and thriving Domesday community, through its Royal Palace in the 14th Century to a wealth of transport connections, farming and industry, the village can recount tales matched by few other places in the U.K. Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquillity of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

Kings Langley was the birth-place of Edmund of Langley, 1st Duke of York (1341-1402), 4th surviving son of King Edward III (grandson of Edward I), whose tomb survives in All Saints Church. The body of King Richard II, eldest grandson and successor of King Edward III, was buried here after his probable murder at Pontefract Castle in 1400. It was later removed to Westminster Abbey, next to the Palace of Westminster. During the Second World War, the village was home to the secret headquarters in Britain of the Polish Underground army based at Barnes Lodge just off the Hempstead Road near Rucklers Lane.

Agents Information For Buyers

Please be aware, that 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 your bank account are 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 should an offer be successful. 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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