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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

Kings Langley

OFFERS IN EXCESS OF

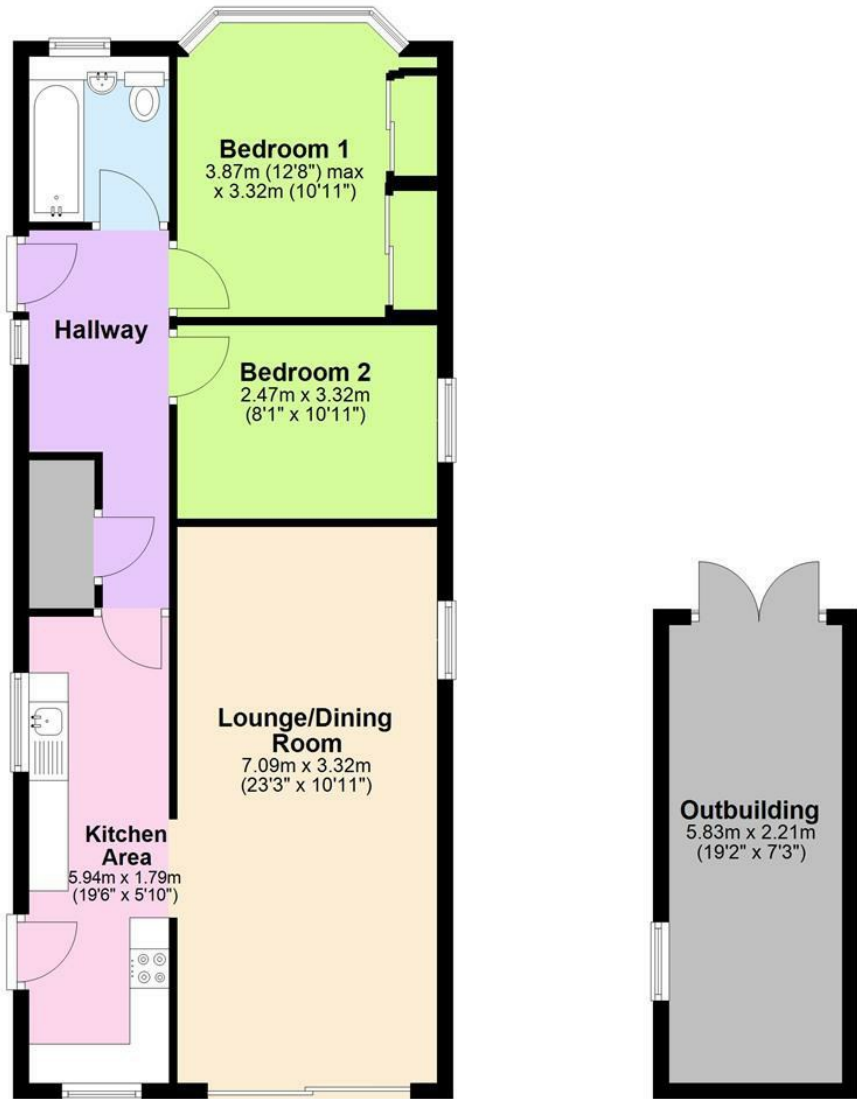
£600,000

£500 CASH BACK ON COMPLETION WITH STERLINGHaving been subject to a full refurbishment in recent years is this beautifully presented two bedroom bungalow situated within easy walking distance of both Kings Langley High Street and Kings Langley Station. Benefiting from a block paved driveway for two vehicles, a low maintenance and secluded rear garden as well as light-filled, spacious rooms throughout. An internal inspection is highly recommended.

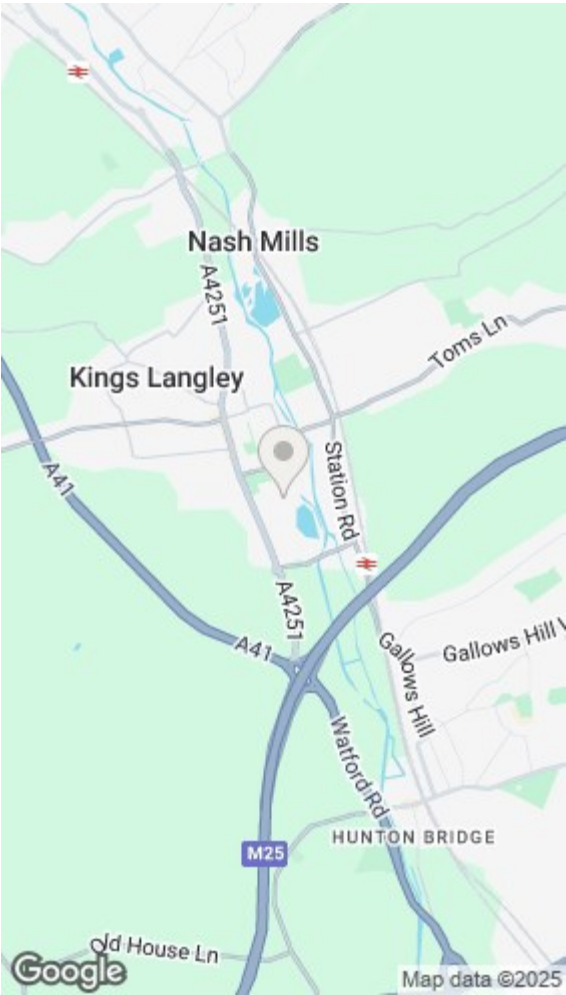


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Ground Floor
Approx. 68.4 sq. metres (736.5 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 sq. feet)

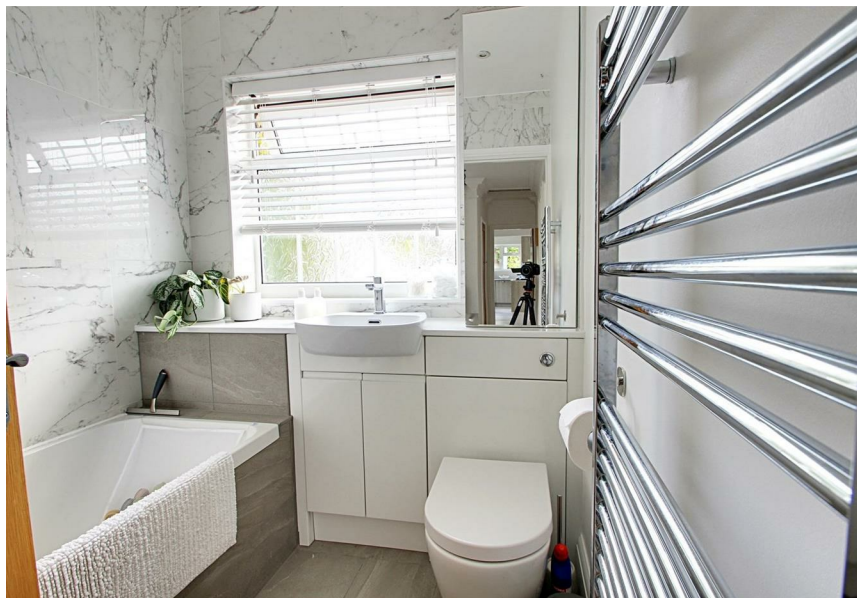


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
51		76	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A recently refurbished two bedroom bungalow located within walking distance of the High Street and Station.



The Accommodation

On entering the property you find yourself in a spacious entrance hall, perfect for taking off wet coats and muddy boots. From here doors open to both bedrooms, the family bathroom and the kitchen. There is also a useful utility cupboard which houses the washing machine. The kitchen is fitted with a range of base and eye level units with stone worktops as well as integrated appliances. A courtesy door provides access to the side passage which, in turn, leads to both the front and rear of the property. An opening from the kitchen leads you into the Living/Dining Room - a bright and spacious room with sliding patio doors leading to the rear garden. The main bedroom is a generous double with fitted wardrobes and a bay window overlooking the front elevation. The second bedroom is also well proportioned and could comfortably accommodate a double bed. The family bathroom is fitted with a white three piece suite with a shower over the bath.

Outside

To the front of the property is a block-paved driveway providing parking for two vehicles. A footpath leads to the front door, whilst to the other side of the property is additional rear access. The rear garden is surrounded by mature shrubs, bushes and trees providing a great deal of privacy and seclusion. The garden itself has been recently landscaped and benefits from a large patio area, ideal for entertaining, as well as artificial turf for easy maintenance. The old freestanding garage has been part-converted with power and light and would make a superb home gym, work from home space or studio with minimal additional work.

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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 is ideal for commuting into London by both rail and road. The M25, M1 and A41 are on your doorstep whilst Kings Langley train station is only a short walk or drive away. From Kings Langley station you can be in central London in approximately 30 minutes.

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 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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