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



Kings Langley

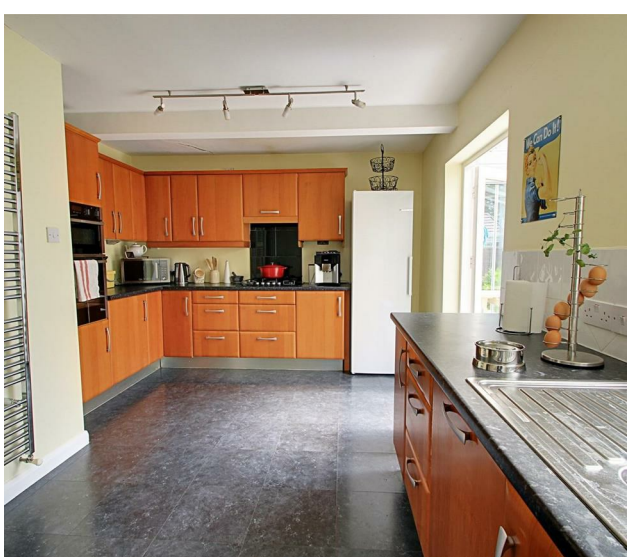
GUIDE PRICE £800,000

Kings Langley

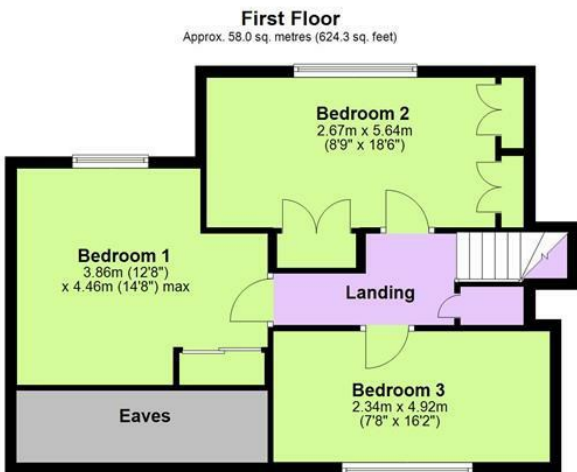
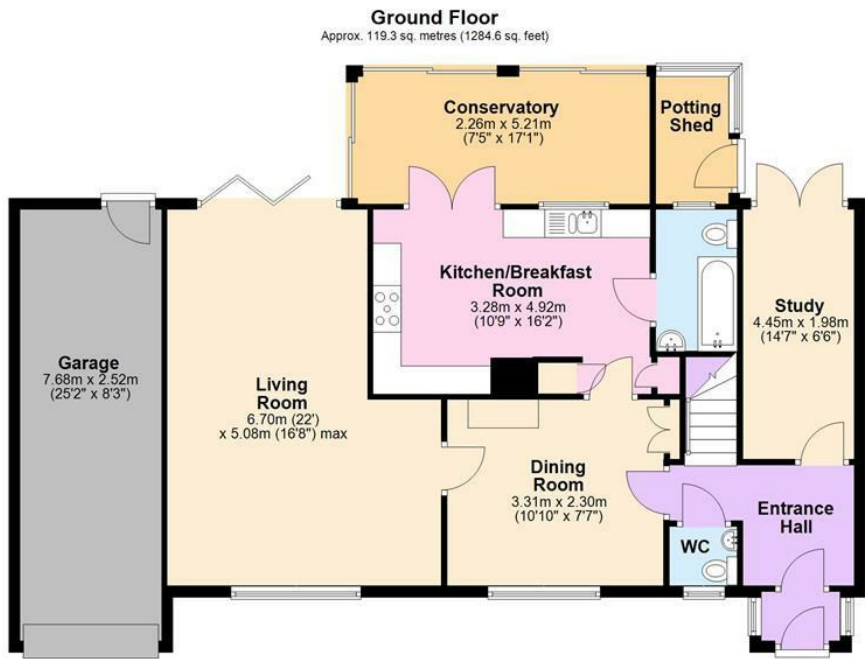
GUIDE PRICE

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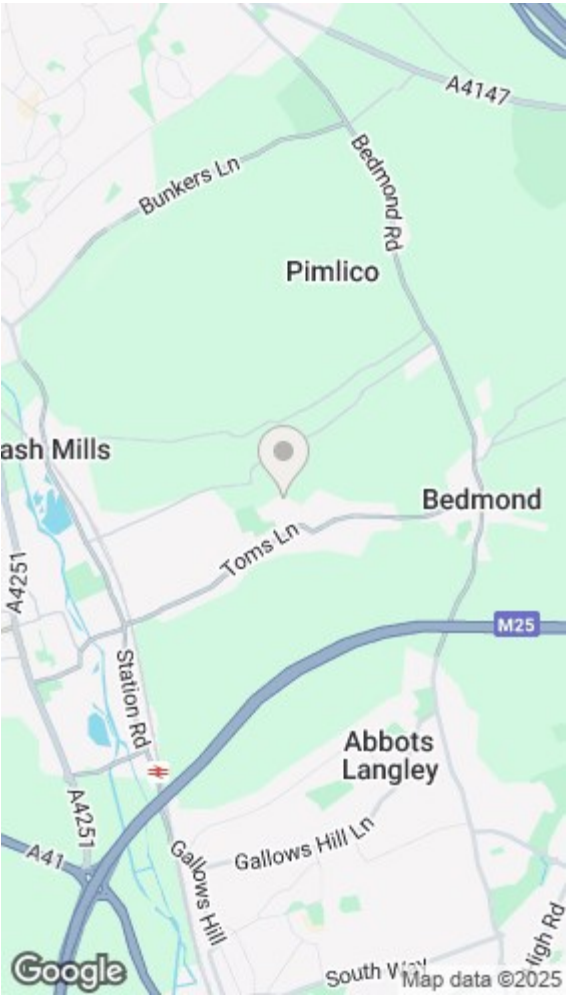
Approaching nearly 2,000 sq ft in total, Sterling are delighted to offer to the market this three bedroom DETACHED family home situated in a quiet cul-de-sac location. With spacious and light filled accommodation briefly comprising living room, dining room, kitchen/breakfast room, study, three double bedrooms and a family bathroom as well as a conservatory and garage. An internal inspection is essential to fully appreciate this wonderful family home.



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Total area: approx. 177.3 sq. metres (1908.9 sq. feet)



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





A spacious and light-filled three bedroom family home in a cul-de-sac location and offering excellent scope to enlarge STNP.



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Ground Floor
Having entered via the front door and passing through a useful porch, you find yourself in the hallway with doors leading to the study, WC and dining room and with stairs rising to the first floor. The study benefits from French doors opening to the rear garden and the WC is fitted with a white two piece suite. The Dining room is a generous room with doors opening to the Living Room and the Kitchen/Breakfast Room as well as having a feature fireplace. The Living Room is a large, L shaped, dual aspect room with bi-fold doors opening to the rear garden. The Kitchen/Breakfast Room is fitted with a range of base and eye level units and integrated appliances. French doors open to the conservatory which has large sliding doors to open up the space and bring a real sense of 'indoor/outdoor' living to the house. From the kitchen a door opens to the family bathroom which is fitted with a white three piece suite comprising WC, wash-hand basin and bath with shower over.

First Floor
After ascending the stairs the landing provides access to all three bedrooms, all of which are generous doubles. The main and second bedrooms benefit from integrated storage.

Outside
To the front of the property is a driveway providing parking for two vehicles and leading to the garage. There is also a footpath leading to the front door with the remainder of the front garden laid to lawn. The rear garden is a large, square space laid mostly to lawn with patio areas directly to the rear of the house and at the bottom of the garden allowing you to take advantage of the sun throughout the whole day. The garage is accessed via an up-and-over door to the front with a courtesy door to the rear. A shed and a greenhouse/potting shed complete the accommodation.

The Location
Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive. The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

Transport Links
The property is within close proximity to a range of transport links to include the M25/M1/A41, and Kings Langley train station providing a fast and regular service to London Euston and only a 15 minute drive to underground stations on the Metropolitan line.

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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