

Floor plan

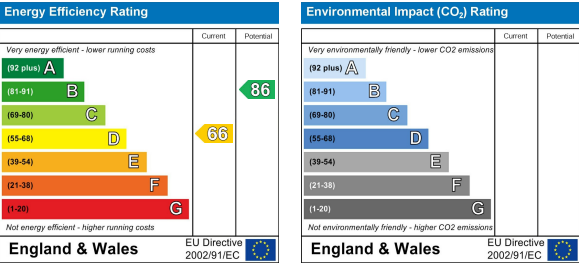


Total area: approx. 167.2 sq. metres (1799.9 sq. feet)

Viewing

Please contact our Sterling Kings Langley Office on 01923 27 06 66 if you wish to arrange a viewing appointment for this property or require further information.

Energy performance graph



Kings Langley

£2,500 Per Calendar Month



Tring
tring@sterlinghomes.co.uk
01442 828 222

Property Management
lettings@sterlinghomes.co.uk
01442 822 210

Kings Langley
kingslangley@sterlinghomes.co.uk
01923 270 666

Berkhamsted
berkhamsted@sterlinghomes.co.uk
01442 879 996

Kings Langley

£2,500 Per Calendar Month



Sterling Lettings are pleased to offer for let this fabulous three bedroom detached family home with garage & driveway parking conveniently located within walking distance of Kings Langley station which services London via Euston station. This delightful property also offers the benefit of a self contained studio/annexe which has a fitted kitchen and shower room making an ideal addition to any family home and can be used for a variety of uses. Internally the accommodation comprises entrance porch, spacious reception hall with stairs rising to the first floor, a superb kitchen/breakfast room with island breakfast bar and separate utility room, guest cloakroom, dining room, conservatory with doors opening to a large rear rear garden and a reception room with wood burning stove. To the first floor there is a spacious landing area with doors opening to all three well proportioned bedrooms and a luxurious four piece suite family bathroom. The master bedroom also benefits from a neatly fitted en suite shower. The studio/annexe can be found discreetly tucked away to the far boundary corner. Offered Unfurnished & Available December 2025!

Distance to Stations
Kings Langley Station (1.0 Miles)
Apsley Station (2.5 Miles)
Hemel Hempstead Station (3.4 Miles)
Watford Junction Station (4.8 Miles)

Distance to Schools
Kings Langley Primary School (1.1 Miles)
Bedmond Academy (1.2 Miles)
Abbot's Hill School (1.3 Miles)
Kings Langley Secondary School (1.3 Miles)
Abbots Langley School (2.1 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.

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 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 - F (Three Rivers District Council)
Pets Considered - Yes

