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**Kings Langley**

OFFERS IN EXCESS OF £950,000

# Kings Langley

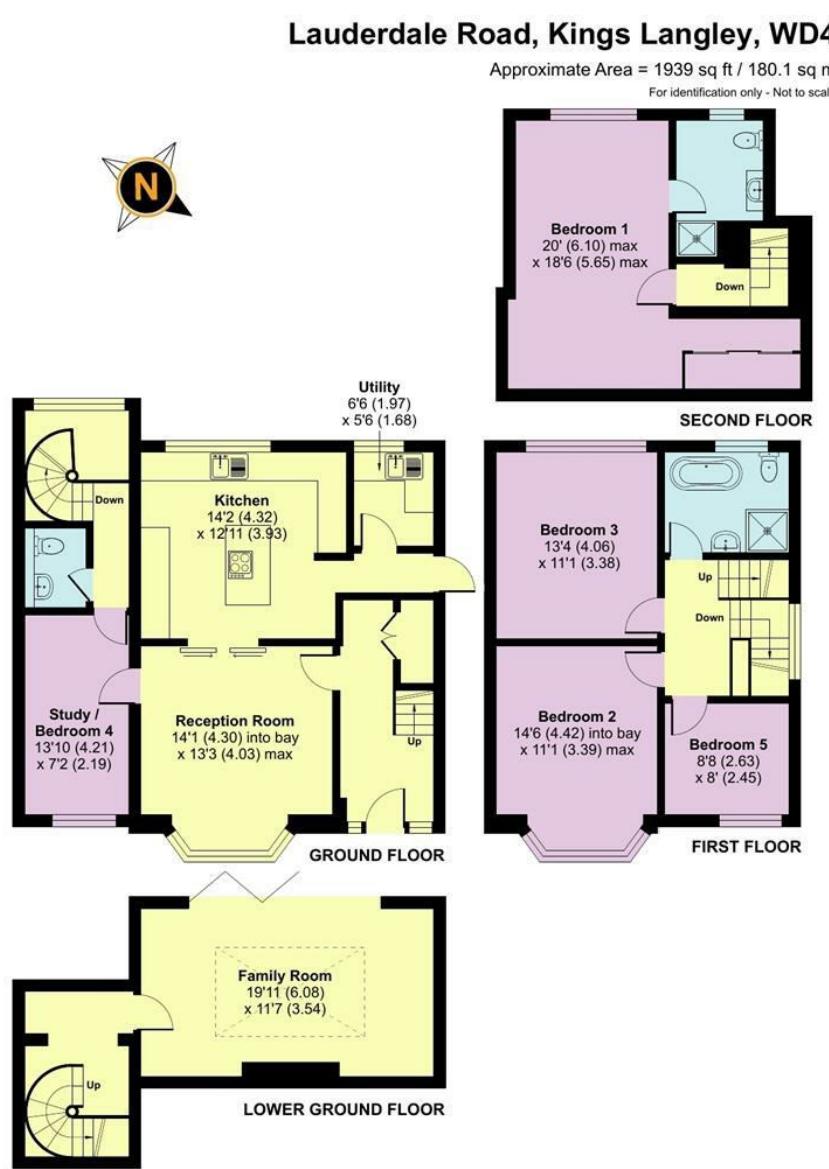
OFFERS IN EXCESS OF

£950,000

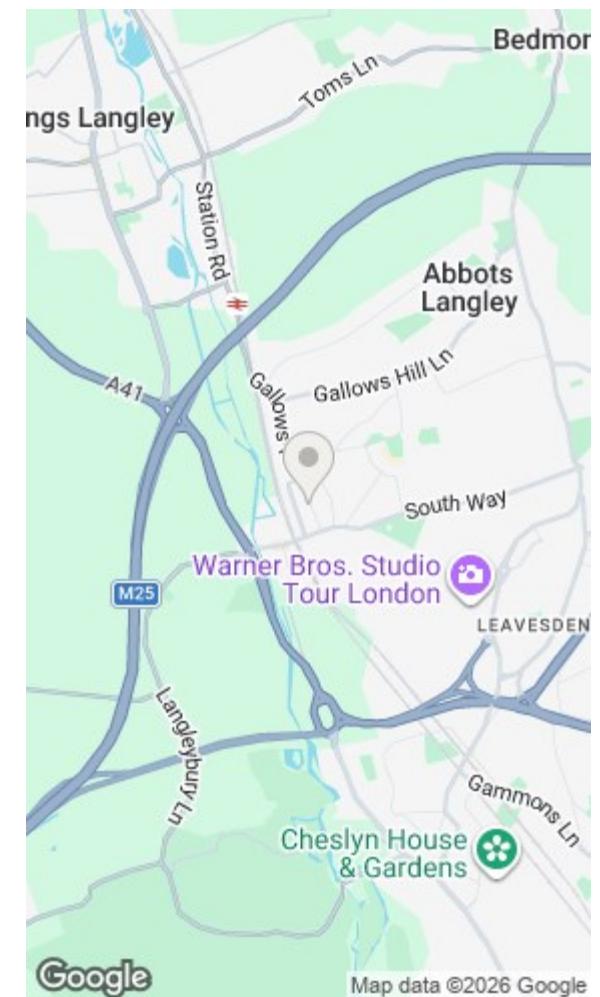
Approaching nearly 2,000 sq ft in size and in our opinion one of the coolest properties on the market in Kings Langley. A five-bedroom family home with well-defined accommodation over several levels, and a very generous Southerly facing rear garden, in excess of 100ft in length and all within 10 minute walk from the mainline train station! Viewing is essential.



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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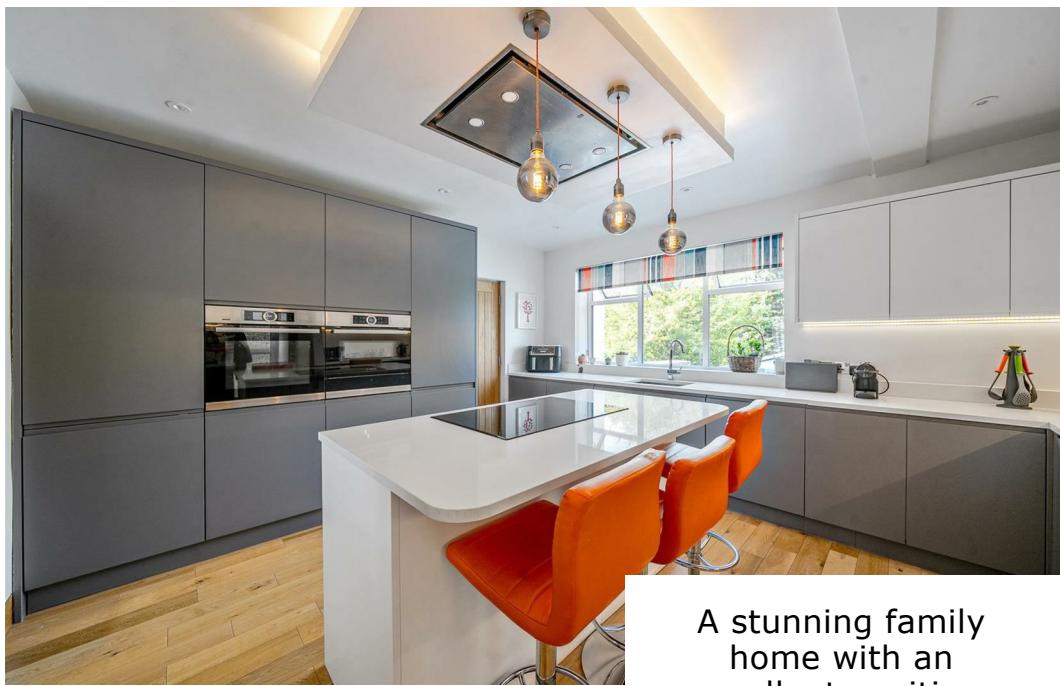
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
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A stunning family home with an excellent position, Southerly plot and very flexible layout.



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#### 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.

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.

**Ground & Lower Ground Floors**  
 The entrance hall has a lovely solid oak staircase rising to the first floor with double doors opening to a storage space under the stairs. From here a door opens to the reception room with a bay window to the front and a second door opens to the rear lobby. The reception room has clever pocket doors opening to the kitchen/breakfast room which has a large central island breakfast bar and is comprehensively fitted with a range of base and eye level units with under pelmet LED lighting and several drawers. A window overlooks the rear garden while the rear lobby has a door opening to the side of the property and a door to the dedicated utility room. A door from the kitchen also leads to a landing space where a ground floor cloakroom and the fifth bedroom is positioned overlooking the front. From here a spiral staircase descends to the lower ground floor where a lobby area has floor to ceiling windows to the rear and side aspects and a door opening to the dedicated family room which has bi-folding doors opening to the large garden terrace and a large roof lantern to really allow natural light to flood this space.

**First & Second Floors**  
 The landing of the first floor has doors opening to three of the five bedrooms. These bedrooms are well served by the family bathroom which has been luxuriously refurbished with an oversized freestanding bath, walk in shower cubicle, wall hung sink with vanity unit under and wc. Moving up to the second floor is a principal bedroom suite which has the most wonderful views to the rear, dedicated dressing area and ensuite shower room.

**The Outside**  
 To the front of the property is a block-paved driveway providing off road parking with pedestrian access to the side of the property to the door of the rear lobby. Directly to the rear of the house is a large patio area with oversized flagstones. From here the main portion of the garden, which is laid to lawn extends to the rear boundary. Fully enclosed by fencing the rear garden is one of many of the features of this unique home and offers a good degree of privacy by means of a number of mature specimen trees and planting.



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