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Kings Langley

GUIDE PRICE £775,000

Kings Langley

GUIDE PRICE

£775,000

This four-bedroom semi-detached 1930's property seamlessly blends character features with modern fixtures and fittings, making an ideal family home. The property benefits from a wealth of period features throughout to include original feature fireplaces, 'Bakelite' door handles, stripped wooden floorboards as well as high ceilings and beautifully proportioned rooms. With the additional benefits of driveway parking, a garage and a good sized rear garden, an internal inspection is highly recommended.



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Total area: approx. 142.7 sq. metres (1535.6 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		82	(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	EU Directive 2002/91/EC	England & Wales





A beautifully presented 1930's home ideal for family living in the heart of Kings Langley.



Ground Floor
On entering the property the spacious entrance hall has doors leading to all ground floor accommodation as well as stairs which rise to the first floor. The Living Room is a beautifully proportioned room with a feature fireplace and a bay window to the front. The Dining Room also benefits from a period tiled fireplace, whilst the kitchen is fully fitted with a range of units with integrated and free standing appliances. A useful breakfast-bar allows for sociable cooking. A courtesy door opens to the garage and a further door opens to the conservatory from where the garden is accessed. A downstairs WC completes the ground floor accommodation.

First Floor
A large landing gives access to all four bedrooms, the bathroom and the shower room. All four bedrooms are comfortable doubles. The family bathroom is fitted with a white four-piece suite comprising bath, WC, wash-hand basin and shower cubicle. The shower room is fitted with a white three piece suite comprising WC, wash hand basin and shower cubicle.

Outside
To the front of the property is a driveway providing parking for three vehicles and providing access to the garage. The rear garden is incredibly private and secluded and is laid mostly to lawn and surrounded by mature shrubs, bushes and hedging. A patio area directly to the rear of the property provides the ideal space for al-fresco dining.

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.

Agent's Information for Buyers

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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 accepted. The charge for this is £75 plus VAT per person.

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