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Kings Langley

GUIDE PRICE £775,000

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Kings Langley

GUIDE PRICE

£775,000

Ideally situated within the heart of Kings Langley village is this four bedroom dormer bungalow offering spacious and flexible living. Offered to the market in good order throughout, the property also benefits from off-road parking, a private rear garden and two bathrooms.

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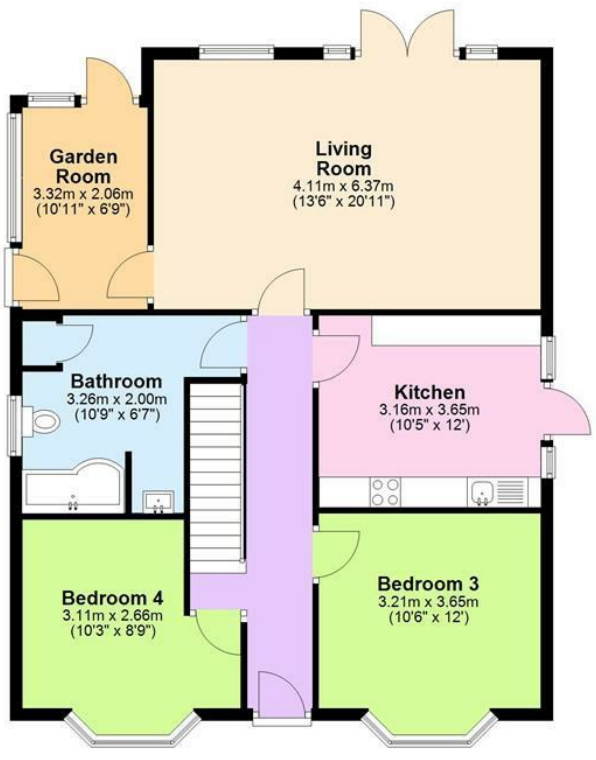

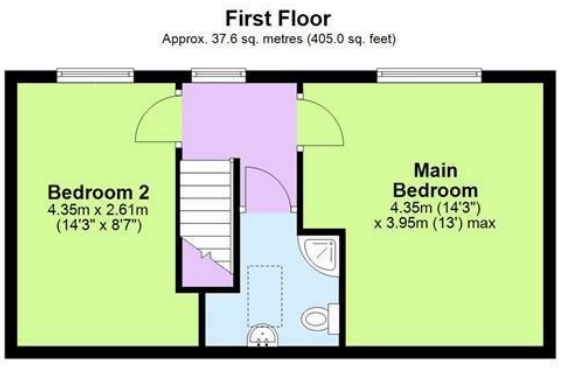

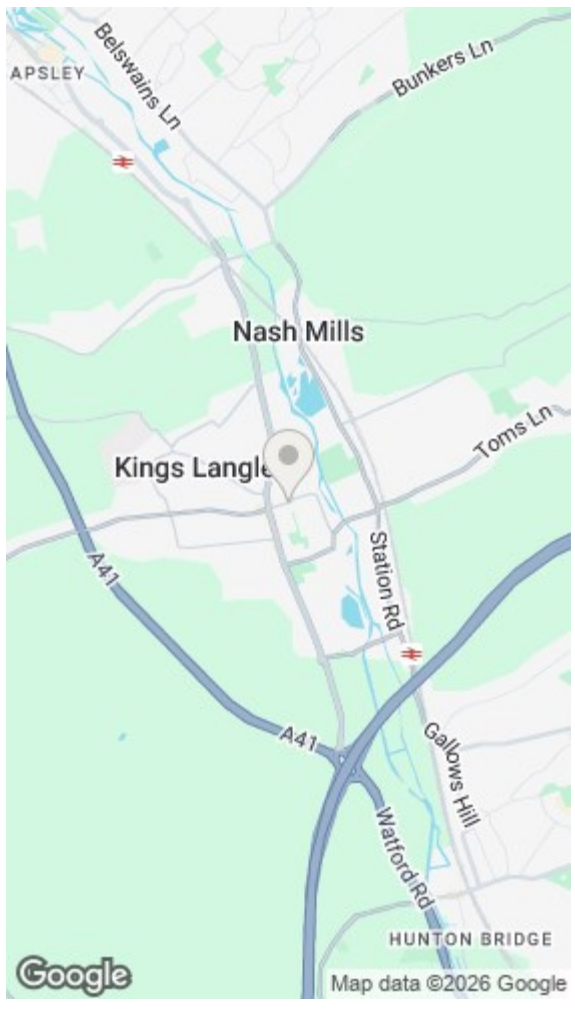

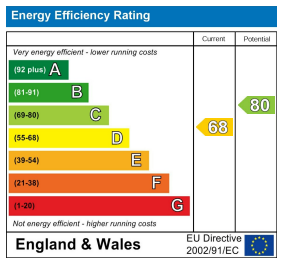

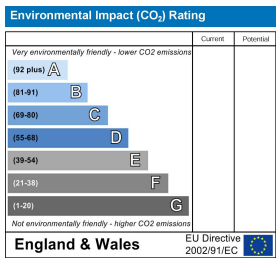

Total area: approx. 127.6 sq. metres (1373.9 sq. feet)

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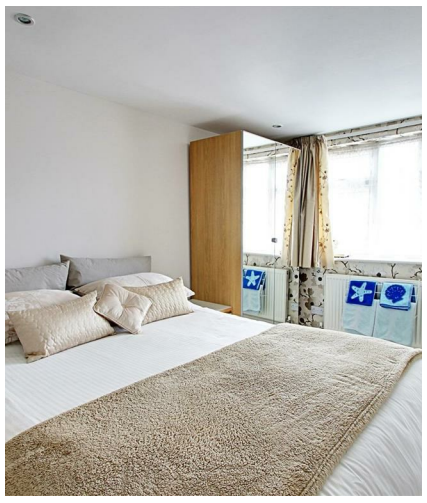


A spacious and flexible four bedroom home within easy walking distance of Kings Langley High Street

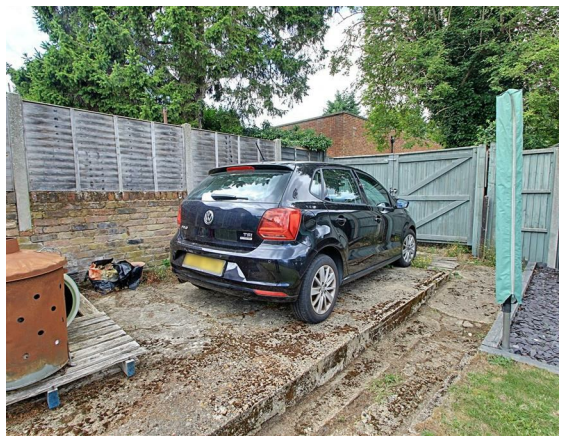
Ground Floor
The entrance hall gives access to all ground floor accommodation along with stairs rising to the first floor. The main reception room is at the rear of the property with doors opening to the rear garden. The Kitchen is fully fitted with base and eye level units with integrated appliances and a door leading to the side access. The spacious family bathroom is fitted with a white three-piece suite comprising 'P' shaped bath with shower over, wash hand basin and WC. To the front of the property are two further rooms, currently used as reception rooms, but also able to be used as the third and fourth bedrooms.

First Floor
The landing gives access to both bedrooms and the shower room on the first floor. Both bedrooms are generous doubles with access to eaves storage and the shower room is fitted with a white three piece suite comprising shower cubicle, wash hand basin and WC.

Outside
The rear garden is fully enclosed and is laid mostly to lawn with a patio area directly to the rear of the property. The rear garden also contains an area of hardstanding which provides parking. Further parking could be created with the addition of a driveway to the front of the property (STNP).

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. Well positioned for convenient access to the M25, M1 and A41, this is a rare opportunity in one of Hertfordshire's most desirable village locations. 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

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. The charge for this is £75 plus VAT per person.
Unfortunately we will not be able to conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.