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



Kings Langley

GUIDE PRICE £575,000

Kings Langley

GUIDE PRICE

£575,000

A refurbished and remodelled four bedroom home within walking distance of Kings Langley station. Offered to the market in excellent decorative order throughout the property boasts three double bedrooms with ensuite to the master as well as an open-plan kitchen/diner and a good size garden.



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Total area: approx. 114.3 sq. metres (1230.1 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		Current	Potential
(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 well presented four bedroom home within walking distance of Kings Langley Station.



Downstairs
A spacious entrance hall gives access to all ground floor accommodation. The kitchen has been recently refitted and boasts a breakfast bar as well as integrated appliances and is open to the dining area from where doors open to the rear garden. The living room is a bright room opening to the dining area. A WC completes the ground floor accommodation.

Upstairs
On the first floor are three bedrooms and the family bathroom. Bedrooms two and three are good sized doubles with bedroom two benefiting from built-in wardrobes. Bedroom four is a single, ideal for use as a nursery or home office. Stairs rise to the top floor which contains the large master bedroom with integrated storage and the ensuite shower room.

Outside
To the front of the property is a communal grassed area. The rear garden is mainly laid to artificial lawn with a patio immediately to the rear of the property. There is also a brick built shed.

Location
Located just a short walk from Kings Langley train station and a short drive from the neighbouring villages of Kings Langley and Abbots Langley.

Kings Langley village caters for day to day requirements with the larger centres of Hemel Hempstead and Watford about 5 and 6 miles away respectively. The M25 (junction 20) and the M1 (junction 5) provide access to London, Heathrow, Gatwick and the national motorway network. In addition to this, the mainline service runs from Kings Langley to London Euston taking approximately 28 minutes and the London Underground runs services to Marylebone and Baker Street on the Metropolitan tube line from Rickmansworth and Chorleywood.

Sporting activities in the area include golf at Berkhamsted and Ashridge; many footpaths and bridlepaths in the area provide lovely walks and rides.

Schools; The area includes a number of noted independent schools in Berkhamsted, Moor Park and Rickmansworth.

Agent's Information for Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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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 and proof of funds.



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