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Is there a price that would tempt you to sell or let your property?  
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# Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £700,000

# Kings Langley

OFFERS IN EXCESS OF

£700,000

A rare opportunity to purchase a plot of over 1/4 acre with planning permission in place for a stunning family home of over 3000sq ft.



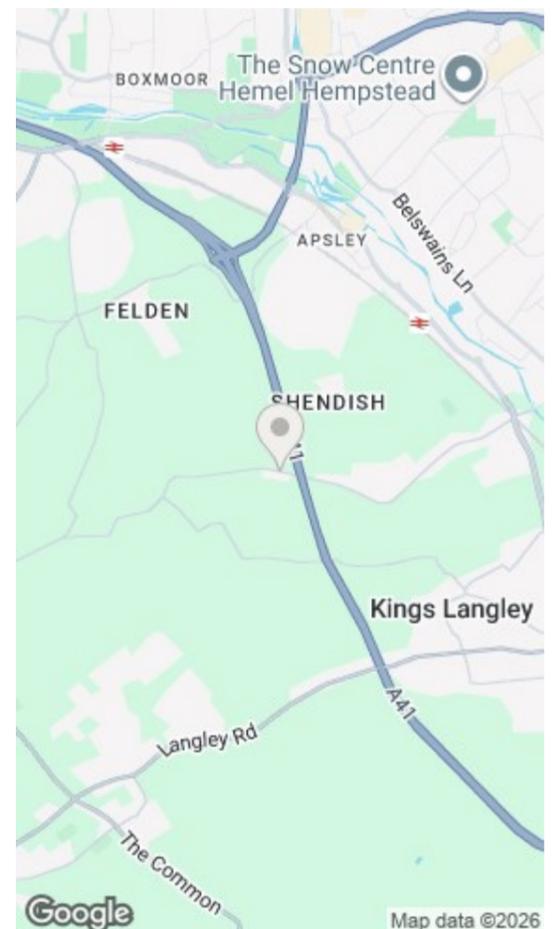
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## Ground Floor

Approx. 108.6 sq. metres (1169.4 sq. feet)



Total area: approx. 108.6 sq. metres (1169.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(29-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





The opportunity  
An opportunity to acquire a property set on a plot of just over a quarter of an acre, complete with planning consent for the construction of a substantial 3,046 sq ft contemporary home.

The existing accommodation comprises a two-bedroom bungalow extending to approximately 959 sq ft, alongside a newly constructed 255 sq ft garden studio with kitchen and bathroom facilities. This arrangement offers the flexibility for a purchaser to reside on site whilst undertaking the build.

The approved scheme presents a striking and well-proportioned modern home, ideally suited to the generous plot, which benefits from a circa 150 ft garden and ample driveway parking.

The property is positioned along one of the most picturesque and desirable stretches of Rucklers Lane in a setting defined by open countryside, a scattering of individual homes, and a distinctly unspoilt semi-rural character, yet remaining conveniently accessible to the centre of Kings Langley.

Planning reference: Dacorum 25/01617/FUL.

**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.

**Agents 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, completed AML checks and proof of funds.



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