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Kings Langley

PRICE GUIDE £800,000

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Kings Langley

PRICE GUIDE

£800,000

A nicely presented semi-detached family home with outstanding views to open countryside and within 10 minutes walk of Kings Langley Station. With plenty of room to expand to the side and rear (STPP), this property offers a fantastic opportunity to create a larger footprint and significantly increase its market value.

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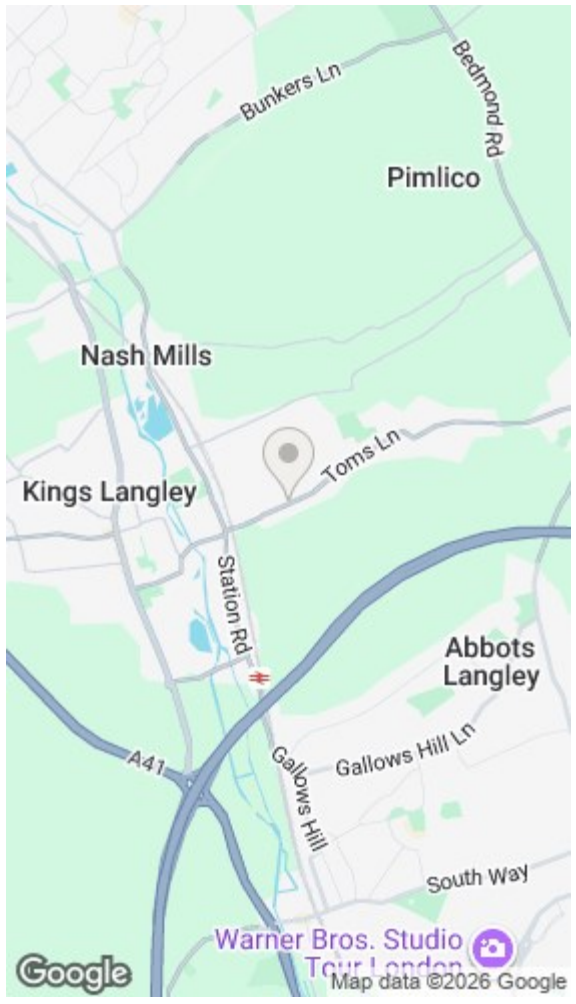
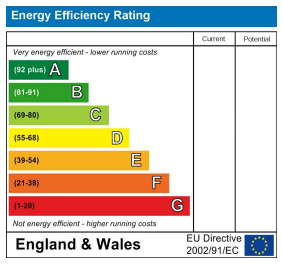
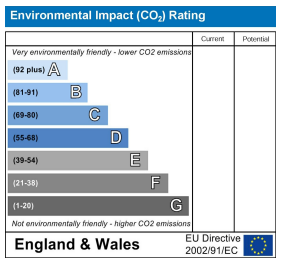
Total area: approx. 144.8 sq. metres (1558.9 sq. feet)







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A well presented family home with superb scope for extension (STPP)

Ground floor
A welcoming entrance hall leads through to a bright double reception room, which opens directly onto a fabulous rear garden. Also accessible from the hallway is a fully equipped kitchen, complete with a range of modern base and eye-level units, integrated appliances, and its own convenient access to the garden. Completing the ground floor layout is a generously sized room currently utilized as a bedroom, positioned directly opposite a substantial second bathroom with a white three piece suite comprising WC, wash-hand basin and cast-iron bath.

First floor
The first floor landing has doors opening to three bedrooms and to the contemporary family bathroom, fitted with a white three piece suite. Two of the bedrooms overlook the front of the property while the third affords you panoramic views over the extensive gardens and beyond.

The outside
The front of the property has a hardstanding driveway providing parking for several cars and leads down the side of the property to the garage. Directly to the rear of the garage is another space which has been part converted and could easily be used as a home office. A further room is perfect for storage. The rear garden features a good sized patio, a fabulous and extensive lawn leading to a nicely appointed garden room. There are breath taking views across open countryside.

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.

Transport links
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.

Agent's information for buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
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..
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