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# Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £800,000

# Kings Langley

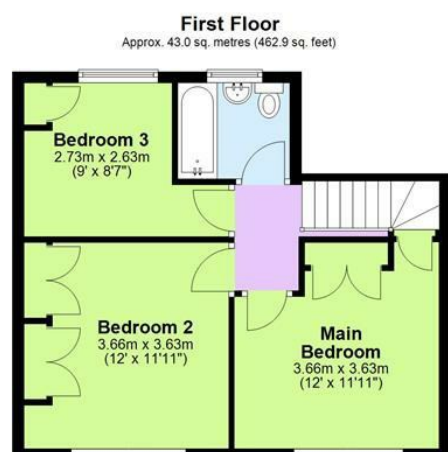
OFFERS IN EXCESS OF

£800,000

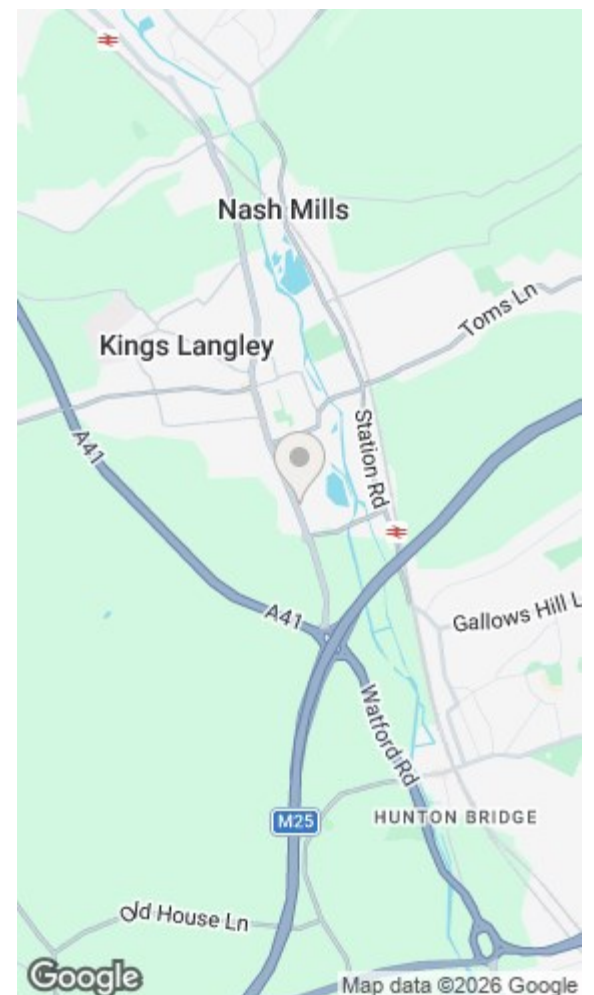
Situated in the heart of Kings Langley and within easy walking distance of both the High Street and Station is this three bedroom detached family home. With the benefit of a large rear garden, garage and ample driveway parking the property offers superb space throughout and has the potential to be extended/reconfigured (STPP).



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Total area: approx. 133.7 sq. metres (1438.8 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) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(20-34) E	
(21-38) F		(11-19) F	
(1-20) G		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	74	EU Directive 2002/91/EC	59
England & Wales		England & Wales	



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A spacious family home offering excellent potential to extend or reconfigure (STPP) on a large plot.



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#### Ground Floor

On entering the property you find yourself in a bright and airy entrance hall with stairs rising to the first floor and doors opening to the WC, Reception Room and Kitchen. The reception room benefits from a feature bay window and opens to the living room with feature fireplace. The kitchen is fitted with a range of base and eye level units with integrated appliances. From here a door opens to the large dining room with sliding doors opening to the rear garden and a door opening to a useful utility room which also opens to the rear garden. The WC is fitted with a white two piece suite comprising low-level WC and wash-hand basin.

#### First Floor

The landing provides access to all first floor accommodation with all three bedrooms being doubles and benefiting from integrated storage. The family bathroom is fitted with a white three piece suite comprising low-level WC, wash hand basin and bath with shower over.

#### Outside

To the front of the property is a large driveway providing parking for multiple vehicles. The rear garden is an undoubted feature of this property approaching 100ft in length and planted with a range of mature fruit trees, shrubs and bushes. There is also a larger than average garage with power and light.

#### 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

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..
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.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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