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Temptation comes in many forms...



Kings Langley

PRICE GUIDE £650,000

Kings Langley

PRICE GUIDE

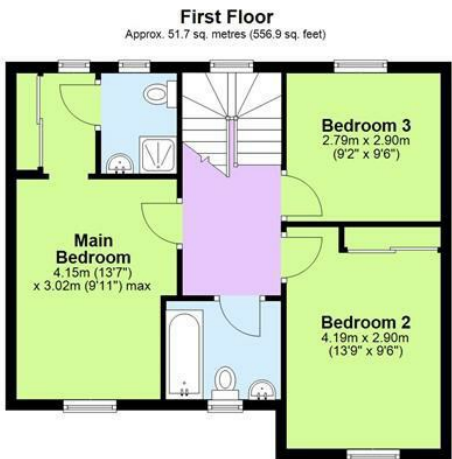
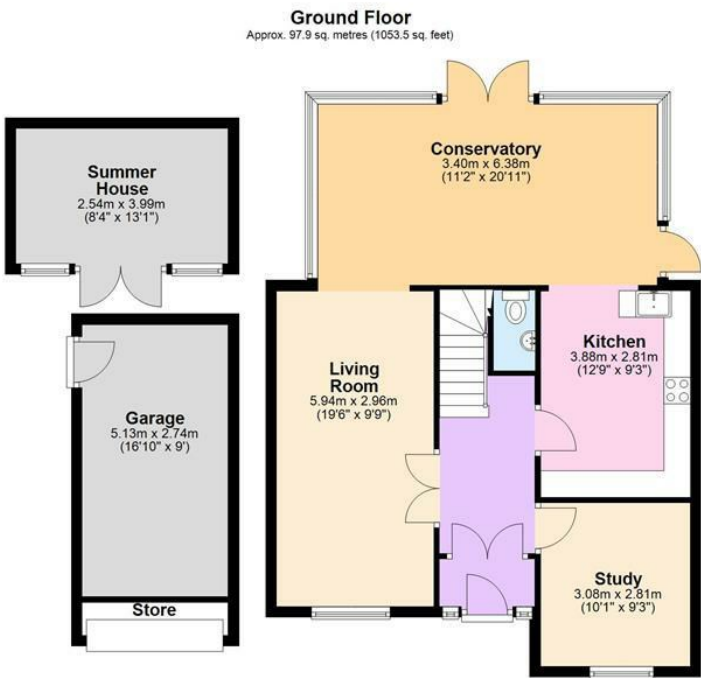
£650,000

Situated within one of Kings Langley's most prestigious cul-de-sacs, this superbly proportioned three double bedroom home offers generous and versatile accomodation, together with three off-street parking spaces, a garage and an enviable village centre location.

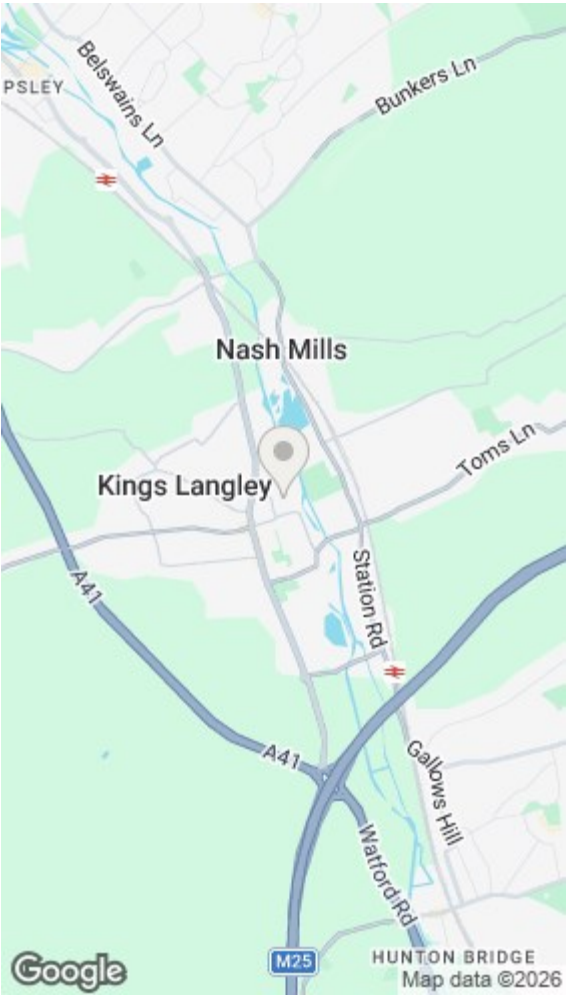
Offered with no upper chain, the property provides flexible and well-presented living space within walking distance of the High Street, well-regarded schooling, and the mainline station providing fast and direct services to London Euston in approximately 30 minutes. The property is further enhanced by contemporary plantation shutters fitted to principal rooms.



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Total area: approx. 149.6 sq. metres (1610.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A beautiful three bedroom detached home with garage and parking ideally situated on a cul-de-sac in the centre of the village.



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Ground Floor
Designed for both entertaining and everyday living, the accommodation is centred around a spacious, year-round conservatory reception with underfloor heating, creating a seamless extension of the main living space and overlooking the landscaped south-facing garden. A welcoming entrance hall leads to a generous living room with feature fireplace, fitted kitchen with integrated appliances, dedicated study, guest cloakroom and understair storage.

First Floor
The principal bedroom benefits from a dressing area with fitted wardrobes and ensuite shower room, with two further well-proportioned double bedrooms served by a family bathroom.

Outside
Externally, the south-facing rear garden has been landscaped for low-maintenance outdoor use and entertaining while maintaining a good degree of privacy. A detached summer house provides excellent versatility and is ideally suited as a home office, studio, gym or garden retreat.

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, offering a turnkey home in a consistently sought-after setting.

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.



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