



**Rockliffe Avenue, Kings Langley, WD4 8DR**  
**Asking price £500,000**

**Sears & Co**  
estate & letting agents

**\*\* NO UPPER SALES CHAIN \*\***

An extended, three bedroom property requiring modernization situated in this popular location on Rockliffe Avenue in the exclusive village of Kings Langley approximately 0.6 miles walk from Kings Langley mainline train station.

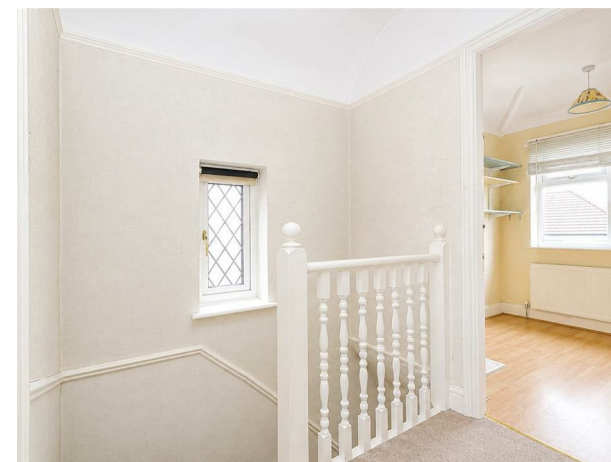
The layout includes an entrance hallway, downstairs w/c, spacious 21ft living room, dining room, kitchen, utility room, conservatory, three first floor bedrooms and a family shower room.

Externally the property further benefits from an area of block paved frontage and a private rear garden with fish pond. Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

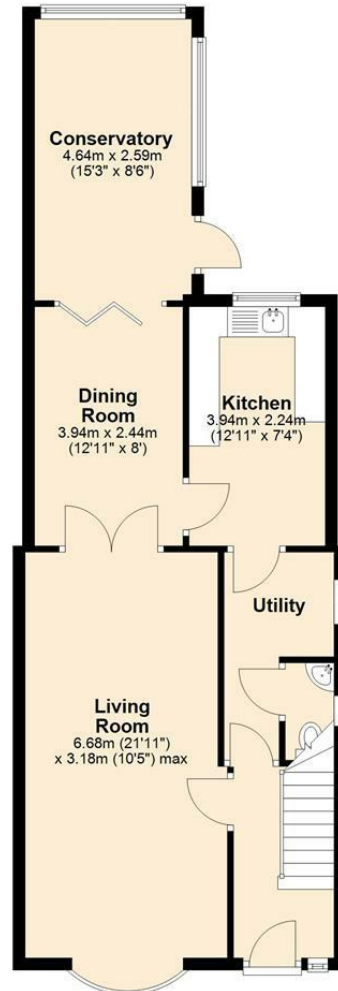
**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100



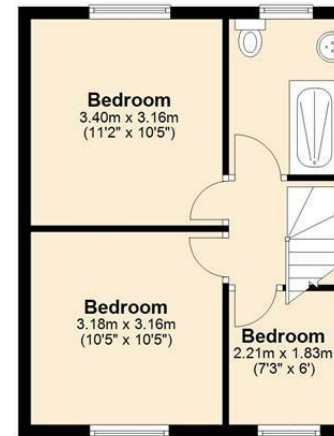
### Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



### First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 99.9 sq. metres (1074.9 sq. feet)

This floor plan is not to scale. Any measurements shown are approximate and therefore should be used for illustrative purposes only. Any information on this plan should be checked by a solicitor and or surveyor before making any agreement to exchange contracts on the purchase of this property. Maximum lengths and widths are represented on the plan.  
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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# Sears & Co

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