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Kings Langley

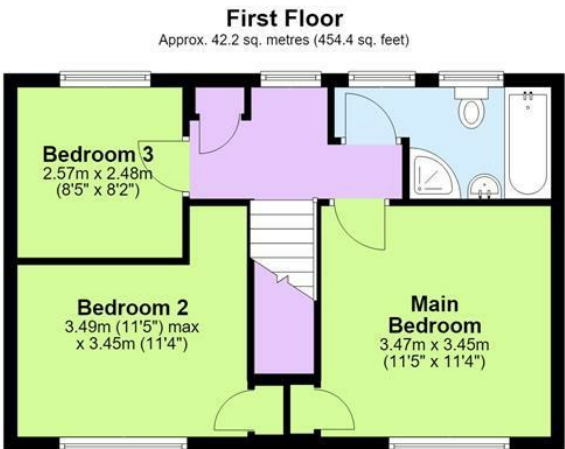
GUIDE PRICE

£590,000

Situated on a quiet, residential no-through-road and within walking distance of Kings Langley station High Street and schools is this three bedroom family home. Offered to the market in 'turn-key' condition the property offers exceptional living space thanks to the ground floor extension. With defined spaces for living, dining and working the property is ideally laid out for modern life. A private rear garden and off-road driveway parking are additional benefits. An internal inspection is essential.



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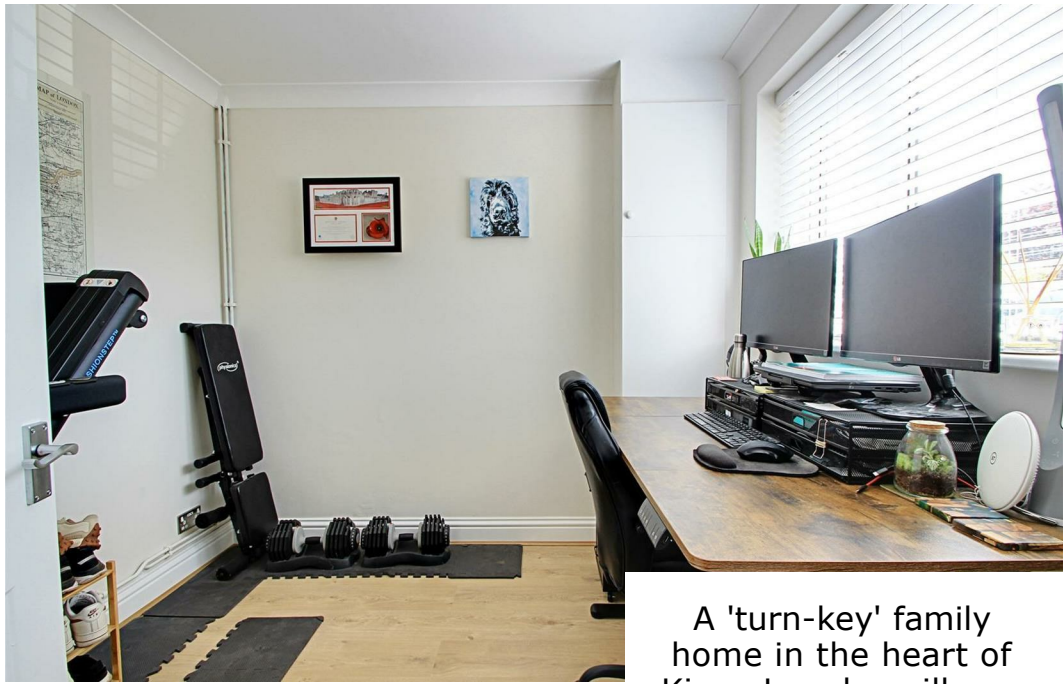


Total area: approx. 111.6 sq. metres (1201.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 'turn-key' family home in the heart of Kings Langley village.



Ground Floor
The entrance porch opens to the bright entrance hall from where the ground floor accommodation is accessed and stairs rise to the first floor. Underneath the stairs a WC has been fitted, making the best use of the space. The large living room has a bow window to the front and opens to the dining room which has French doors opening to the rear garden. A further door leads to the kitchen/breakfast room - a spacious room ideal for entertaining and fully fitted with base and eye level 'shaker' style cabinets with integrated appliances and a useful breakfast area. The study completes the ground floor accommodation.

First Floor
The main bedroom and second bedroom are both well-proportioned doubles with both benefitting from integrated storage. The third bedroom is a generous single. The family bathroom is fitted with a white four-piece suite comprising bath, WC, wash-hand basin and shower cubicle.

Outside
The majority of the frontage of the property has been turned over to a block-paved driveway providing parking for two vehicles with the remainder laid to lawn with a pathway leading to the front door. There is also the benefit of an electric car-charger. The rear garden is fully enclosed and laid mostly to lawn with a useful storage shed to the rear. Directly to the rear of the property is a delightful patio area ideal for al-fresco dining and entertaining.

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The Location
Beechfield is a quiet residential road in the centre of the charming village of Kings Langley, offering a peaceful and family-friendly environment while still being conveniently close to local amenities. The area is well-regarded for its attractive surroundings, creating a welcoming atmosphere for residents. Kings Langley High Street, with its array of shops, cafes, and restaurants, is just a short walk away, providing easy access to everyday essentials and leisure options. The location is ideal for those seeking a balance of quiet suburban living and proximity to transport links, with Kings Langley train station offering direct services to London and other nearby towns. Families will also appreciate the excellent local schools and green spaces.

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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