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Bedmond

GUIDE PRICE £875,000



Temptation comes in many forms...

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Bedmond

GUIDE PRICE

£875,000

Sterling are delighted to have been favoured with the instruction of this incredibly flexible family home. Offering superb potential for multi-generational living, or a multitude of other options, the property comprises a spacious four bedroom semi-detached home, a detached two bedroom annexe as well as a brick built summerhouse. The location of this property is ideal having easy access to road and rail networks whilst enjoying a peaceful semi-rural location. An internal inspection is essential to fully appreciate the flexibility and opportunities this property offers.

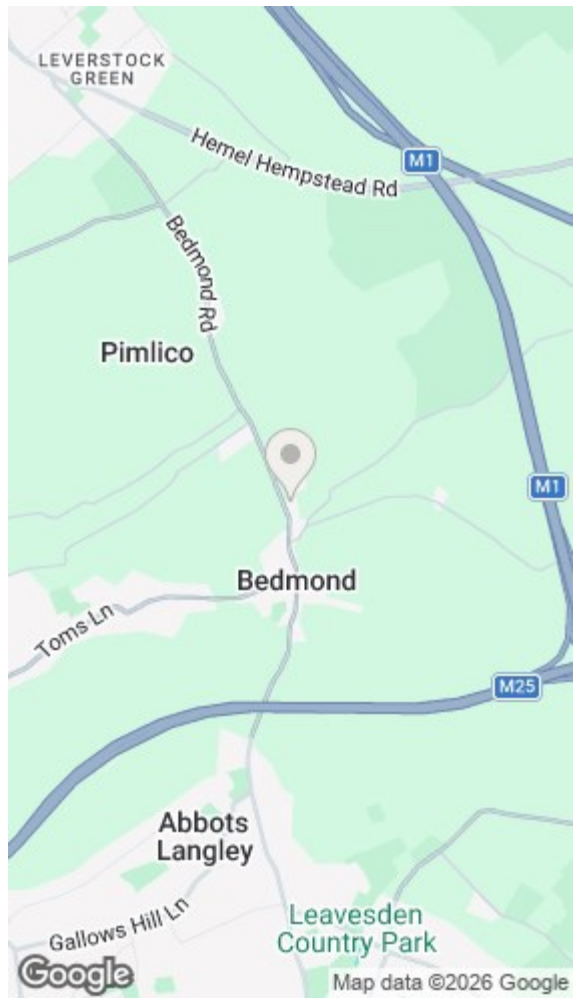


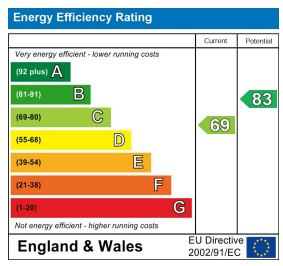


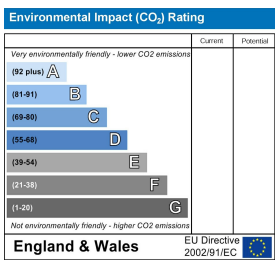


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A flexible and spacious family home with the added benefit of a two bedroom detached annexe.





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Main House - Ground Floor
Entering the house you find yourself in a large entrance hall which is flooded with nautral light. Stairs rise to the first floor and doors open to the family room and kitchen. The living room is also accessed from here which, in turn, has double doors opening to the dining area. The family room is a well proportioned space with a large window to the front elevation. The kitchen is fitted with a range of base and eye level units with integrated appliances. This room opens to both the dining area and the utility room which, in turn, opens to the downstairs WC.

Main House - First Floor
A large landing provides access to all first floor accommodation which comprises four bedrooms, three of which are generous doubles and the master benefits from an en-suite bathroom fitted with a white four-piece suite. The family bathroom completes the accommodation.

Annexe
Located to the rear of the main house is the annexe building which offers a multitude of potential uses from accommodation for friends/family, an office space for business owners or a studio space, amongst others (please note that certain uses may require a change of use application to be made). The spacious accommodation comprises an entrance hall with doors opening to the living room and downstairs WC as well as stairs rising to the first floor. The living room is a large, square room which opens to the open-plan kitchen diner. This space is fitted with a range of base and eye level units and has sliding patio doors giving access to the gardens.

Summerhouse
At the rear of the garden is a brick-built summerhouse next to a barbecue area. Comprising three rooms - a reception room, kitchenette and shower room this space again offers a great deal of flexibility regarding potential use.

Outside
To the front of the property the block-paved driveway is accessed via a five-bar gate. The large driveway provides ample parking for multiple vehicles. There is a charming feature well to the front of the property with a thatched roof - a truly unique feature of this property. The remainder of the frontage is laid to lawn with mature borders.

To the rear of the property is a patio area, ideal for al-fresco dining, leading to a lawned area as well as a path leading to the annexe. A pretty pond completes this portion of the garden. The majority of the garden is found towards the rear of the plot with a large, secluded lawn surrounded by mature borders. A large decked area under a pergola provides welcome shade in the height of summer. To the very rear of the plot is the summerhouse, a wooden shed and a brick-built barbecue area.

The Location
Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159). Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios. Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead. Kings Langley mainline station is only a short drive from the property while Watford Junction is also close by, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

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 should an offer be successful. 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, completed AML checks and proof of funds.







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