sterling S
select homes

3 1 2 C

Kings Langley

£525,000



Temptation comes in many forms...

sterling S
select homes

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Kings Langley

£525,000

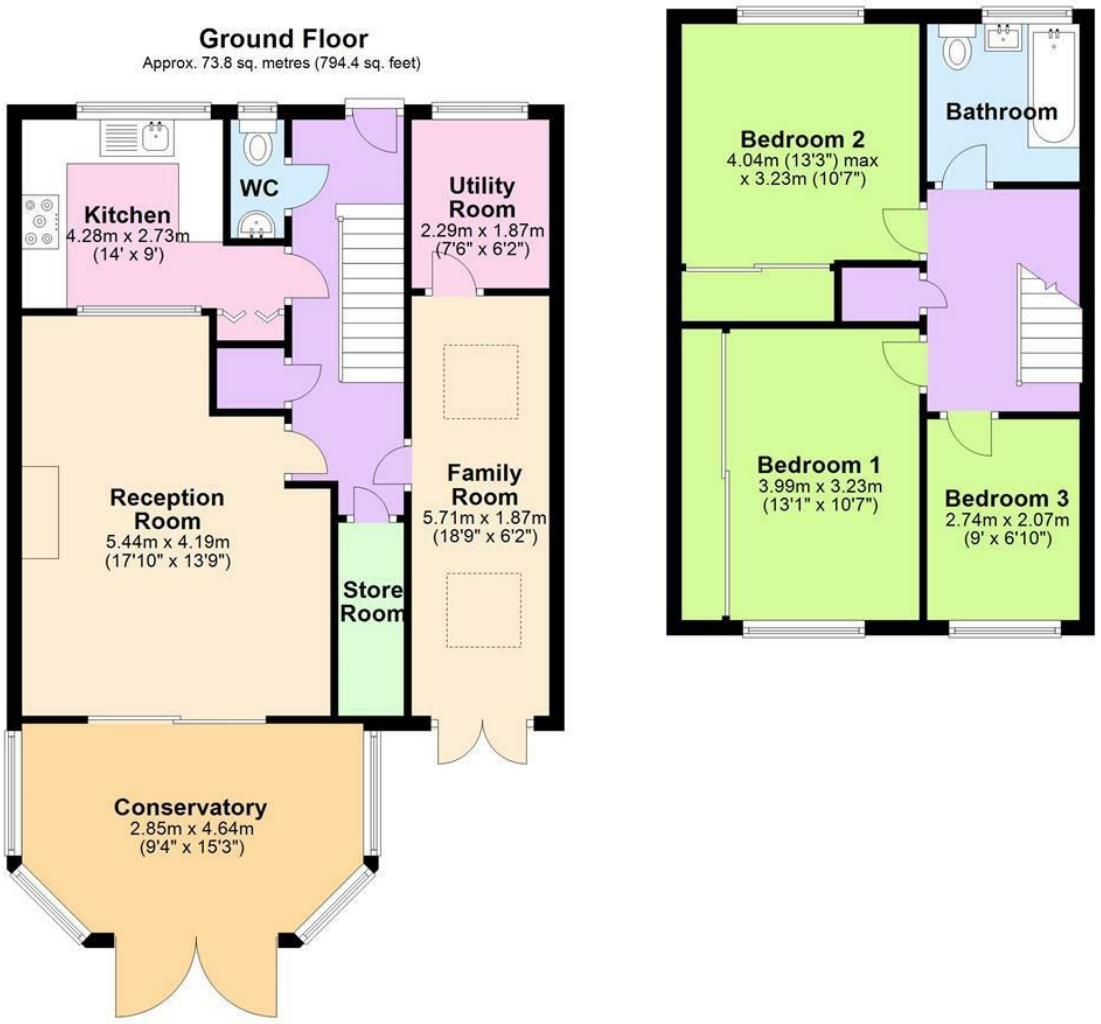
Situated on a quiet cul-de-sac just off the popular Rucklers Lane is this well proportioned, three bedroom family home. Benefitting from driveway parking and a South facing rear garden, the property offers flexible accommodation throughout. Offered to the market with the benefit of no upper chain, an internal inspection is essential.





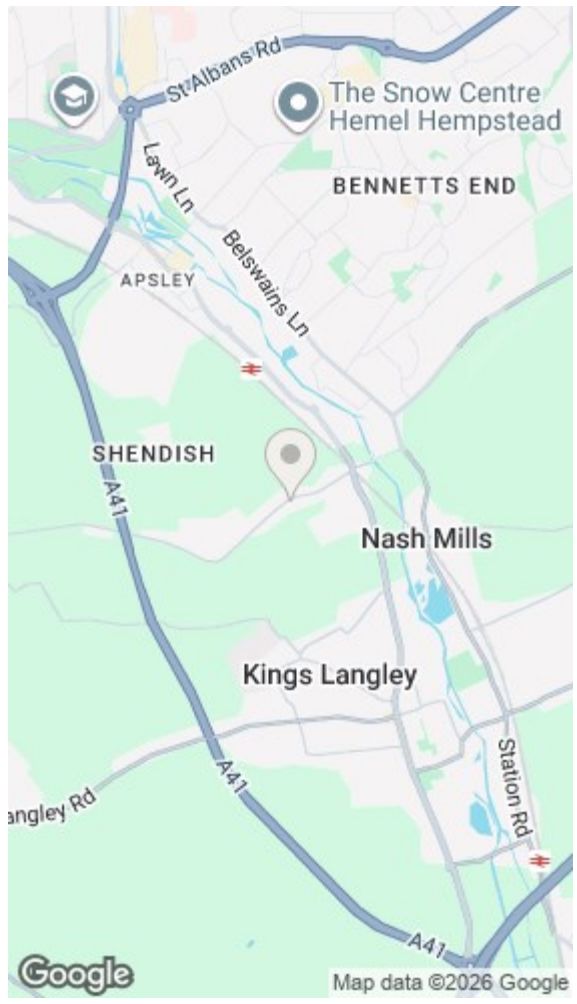


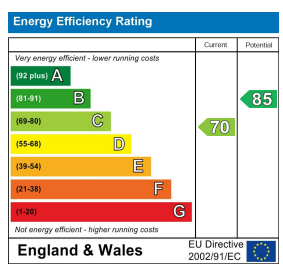
www.sterlinghomes.co.uk

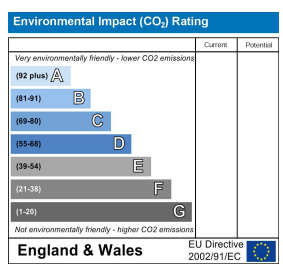


Total area: approx. 117.8 sq. metres (1268.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.







sterling select homes


www.sterlinghomes.co.uk


www.sterlinghomes.co.uk







A spacious three bedroom semi-detached home situated on the ever-popular Rucklers Lane.





www.sterlinghomes.co.uk

Ground Floor
On entering the property into the hallway there are doors opening to the kitchen, living/dining room, WC and family room with stairs rising to the first floor and a large storage cupboard. The WC has been recently re-fitted with a low-level WC and wash-hand basin. The kitchen is fitted with a range of base and eye level units with an integrated washing machine and space for both a range-style cooker and an under-counter fridge. There is also a useful pantry cupboard. The living/dining room is a generous space with doors opening to the large, bright conservatory which, in turn, leads to the private and secluded rear garden. The Family room is flooded with natural light from the two sky-lights and has doors opening to the rear garden as well as a door leading to the useful utility room with space and plumbing for a washing machine.

First Floor
From the landing there are doors opening to all first floor accommodation as well as a large airing cupboard. Bedrooms one and two are both well-sized doubles and both benefit from fitted wardrobes. The third bedroom is a good sized single. The family bathroom has been recently re-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 gravel driveway providing off-road parking. The rear garden is laid mostly to lawn with a patio area directly to the rear of the property - ideal for al-fresco dining! Additionally there is a storage shed and gated side access.

Distance to Stations
Apsley Station (0.8 Miles)
Kings Langley Station (2.1 Miles)
Hemel Hempstead Station (2.3 Miles)
Watford Junction Station (5.7 Miles)

Distance to Schools
Abbots Hill School (0.5 Miles)
Nash Mills C of E Primary School (0.8 Miles)
Kings Langley Primary School (1.3 Miles)
Kings Langley Secondary School (1.3 Miles)
Belswains Primary School (1.5 Miles)
Chambersbury Primary School (1.5 Miles)

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 conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.







www.sterlinghomes.co.uk