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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!

# Temptation comes in many forms...



# Kings Langley

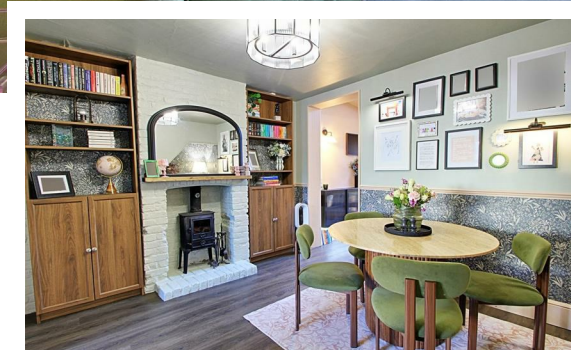
GUIDE PRICE

£600,000

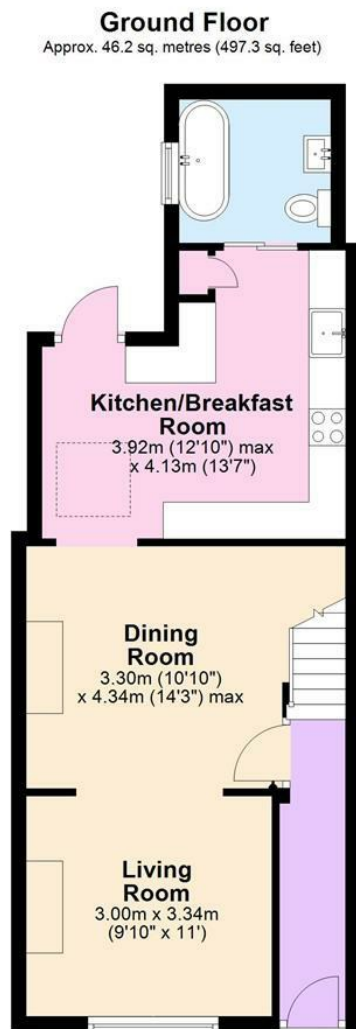
This stunning four bedroom character terrace property is situated just a short walk from the village High Street.

The property has been thoughtfully extended by the current owners and now offers spacious and flexible accommodation. It is beautifully presented and ready to move into.

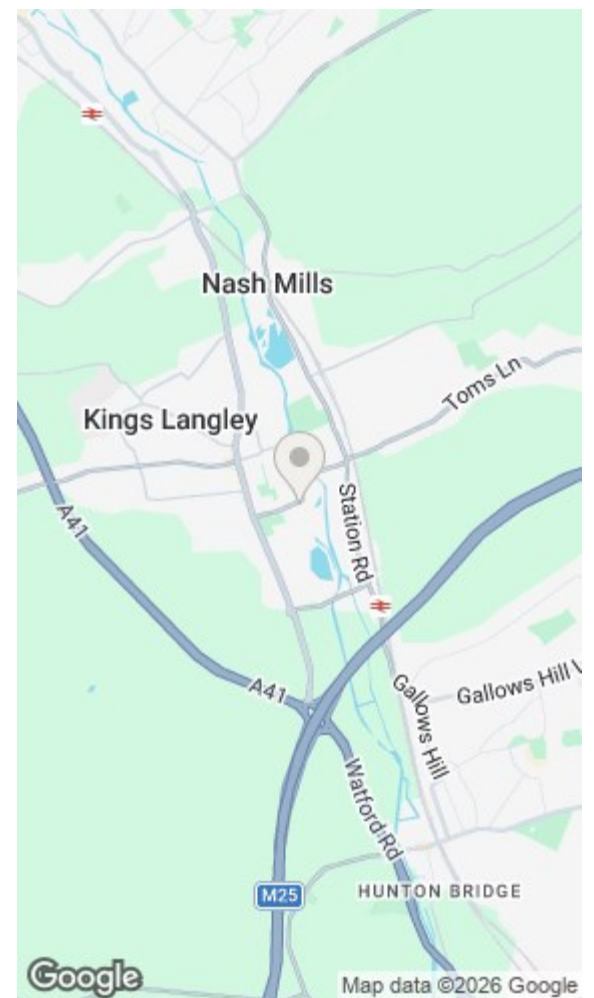
An internal inspection is essential.



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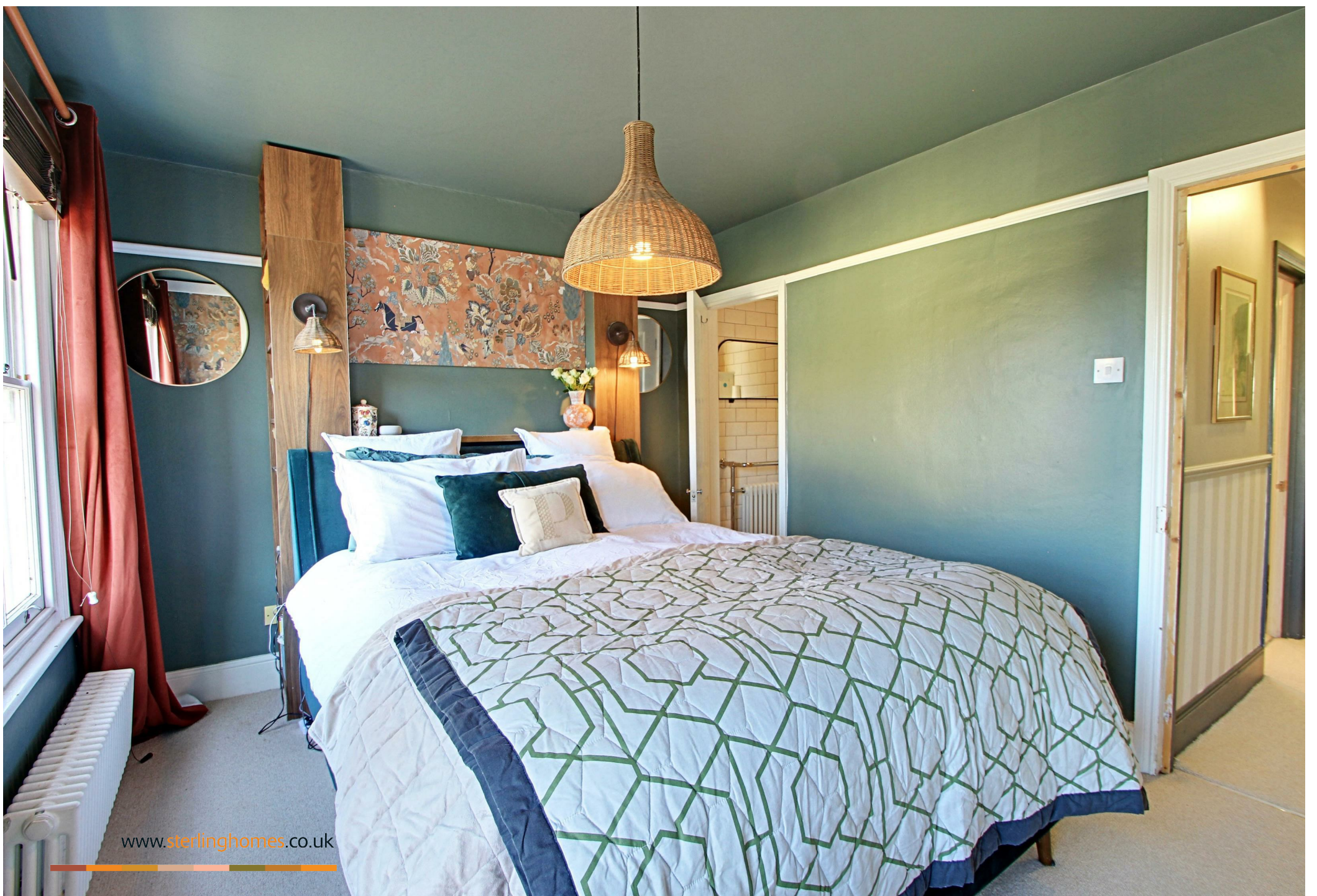


Total area: approx. 102.9 sq. metres (1107.6 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	80	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

EU Directive 2002/91/EC





A stunning character cottage which has been thoughtfully extended by the current owners situated within walking distance of both the High Street and Station.



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#### Ground floor

Upon entering, a beautifully presented hallway sets the tone, with rich oak flooring and a refined palette of Farrow & Ball colours. A double reception room, one with an attractive fireplace and one with a wood burning stove lead to an extended kitchen / diner. This features nicely fitted units, a traditional Belfast sink and a range of fitted appliances. This leads on to a classic Victorian bathroom, complete with a high level WC, heritage style basin and stunning roll-top bath. A manicured sunny garden, complete with garden seating and a range of shrubs is conveniently accessed via the new extension.

#### First floor

The first floor is accessed via a classic Victorian staircase with a fitted runner and painted timber treads. The principal bedroom, complete with a range of fitted wardrobes, has a good sized en suite shower room, again in a period Victorian style. Two further bedrooms, one currently used as a home office, continue the traditional theme.

#### Second floor

This room, filled with light, has been thoughtfully created, and is currently used as a bedroom. It could also be configured as a home office or play room.

#### Outside

The front garden is behind a brick wall and has a path with steps leading to the front door. The rear garden is fully enclosed and secluded. It offers a low-maintenance entertaining space with a large patio area with a pergola providing shade. A gate provides access to the rear alleyway.

#### The Location

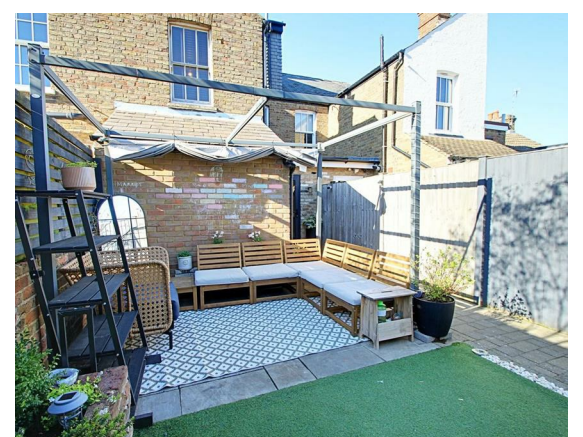
Situated on the southern edge of the Chiltern Hills and approximately 20 miles from the centre of London, Kings Langley is the perfect location for those seeking an area with excellent road and rail links yet the peace and tranquility of a traditional Hertfordshire village. Kings Langley is split between the two local authorities of Dacorum and Three Rivers.

There is a mainline train station to the east of the village serves London Euston in approximately 30 minutes and the M25 is approximately 1.5 miles from the village centre and gives excellent access to central London, a host of international airports and further road links to the north.

#### 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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