sterling S
select homes

3 1 2 D

Kings Langley

GUIDE PRICE £550,000



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

GUIDE PRICE

£550,000

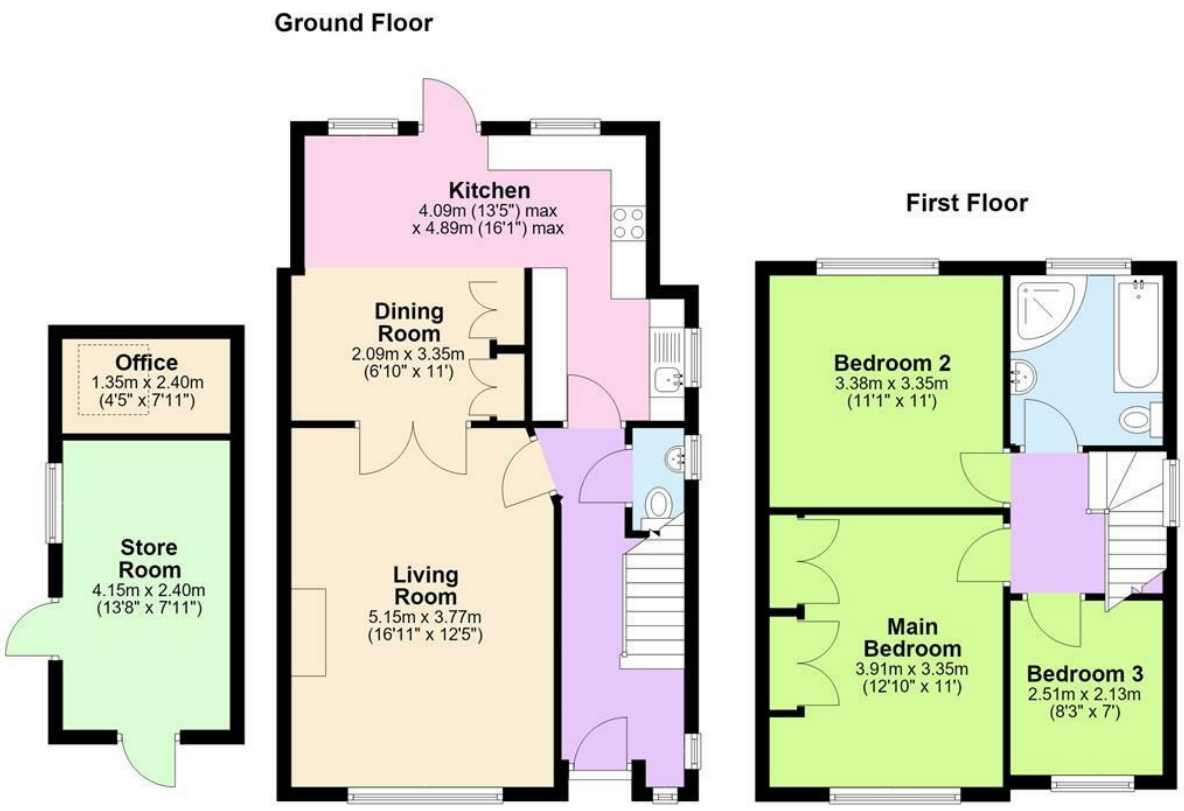
An extended three-bedroom semi-detached family house situated in a quiet, private cul-de-sac, located on the Kings Langley/Apsley border. This property has undergone a series of energy-efficient and cosmetic improvements, including upgraded wall insulation, double glazing, bespoke cabinetry and redecoration. Externally, the house features a well-kept rear south-west facing garden and dedicated off-street parking for up to four cars.

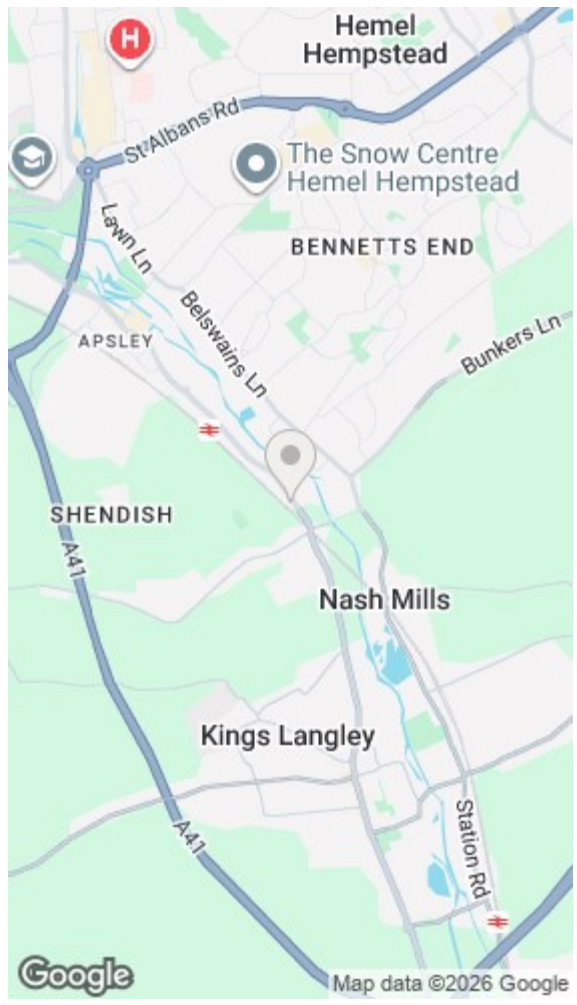




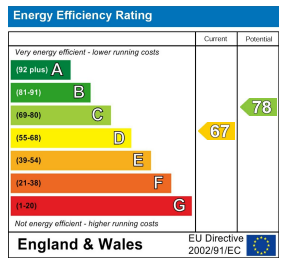


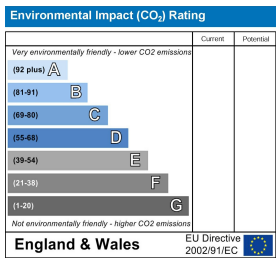
www.sterlinghomes.co.uk





Total area: approx. 104.7 sq. metres (1126.7 sq. feet)





sterling select homes

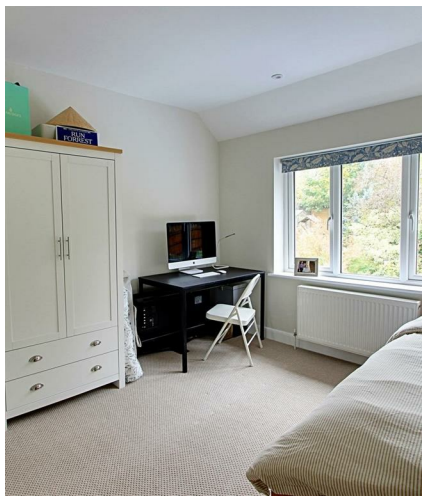

www.sterlinghomes.co.uk


www.sterlinghomes.co.uk

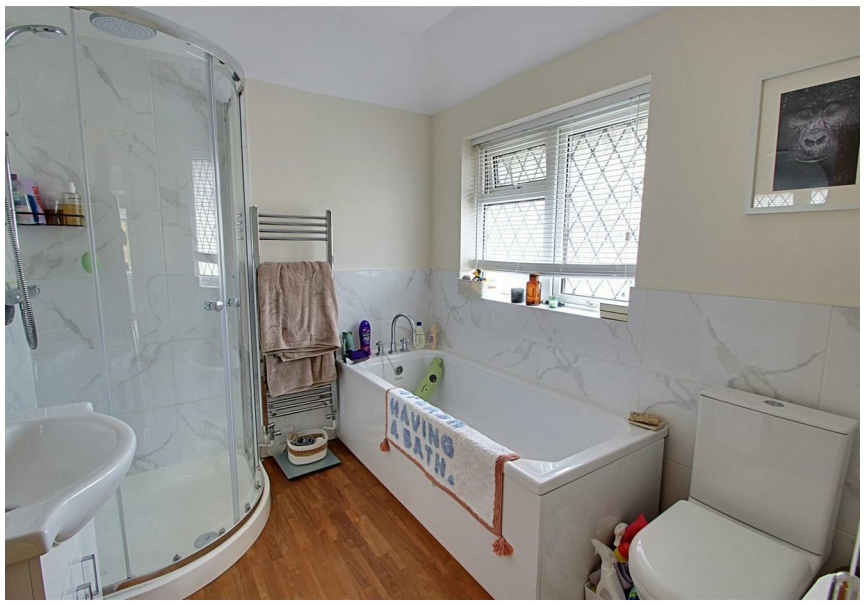


A well presented three bedroom family home.









www.sterlinghomes.co.uk

Ground floor
The ground floor opens into a central entrance hallway providing access to a guest WC, reception room and kitchen. In the reception room, a feature fireplace sits between bespoke cabinets and bookshelves. Double Crittall doors connect this space to an adjoining dining area, maximising natural light, while a back door opens directly to the private rear garden. Positioned next to the dining area is a fitted kitchen, configured with a range of wall and base units alongside integrated appliances.

First floor
The first floor comprises three bedrooms and a contemporary family bathroom. The main bedroom is a spacious double positioned at the front of the property. The second bedroom is also a double, located at the rear and overlooks the south-west facing garden. The third bedroom offers flexibility as a guest bedroom or home office. The contemporary family bathroom is equipped with both a bath and separate shower cubicle.

Outside
To the rear of the property, a south-west facing garden features a patio area directly behind the house, which works well for al fresco dining. Steps lead up to a raised, lawned area bordered by mature planting that provides privacy. To the front, a spacious driveway, leading to the garage which has been converted to provide a home office as well as substantial storage, accommodates up to four cars.

The location
Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive. The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

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.

www.sterlinghomes.co.uk



