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# Temptation comes in many forms...



Kings Langley

OFFERS IN EXCESS OF £600,000

# Kings Langley

OFFERS IN EXCESS OF

£600,000

A beautifully presented three bedroom family home situated on a quiet residential road within easy walking distance of Kings Langley High Street, Station and Schools. Having been significantly extended the property now offers superb open-plan living accommodation, three bedrooms, driveway parking and a useful garden cabin, currently used as a games room but with potential to be used as a home office or studio. An internal inspection is essential to fully appreciate the space on offer.



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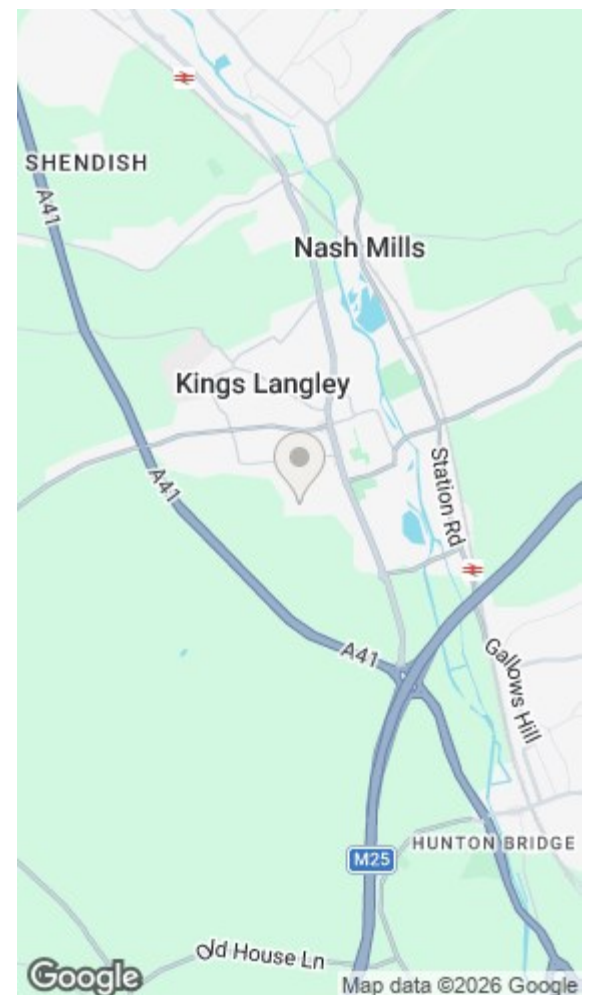
**Ground Floor**  
Approx. 94.4 sq. metres (1015.8 sq. feet)



**First Floor**  
Approx. 42.8 sq. metres (460.3 sq. feet)

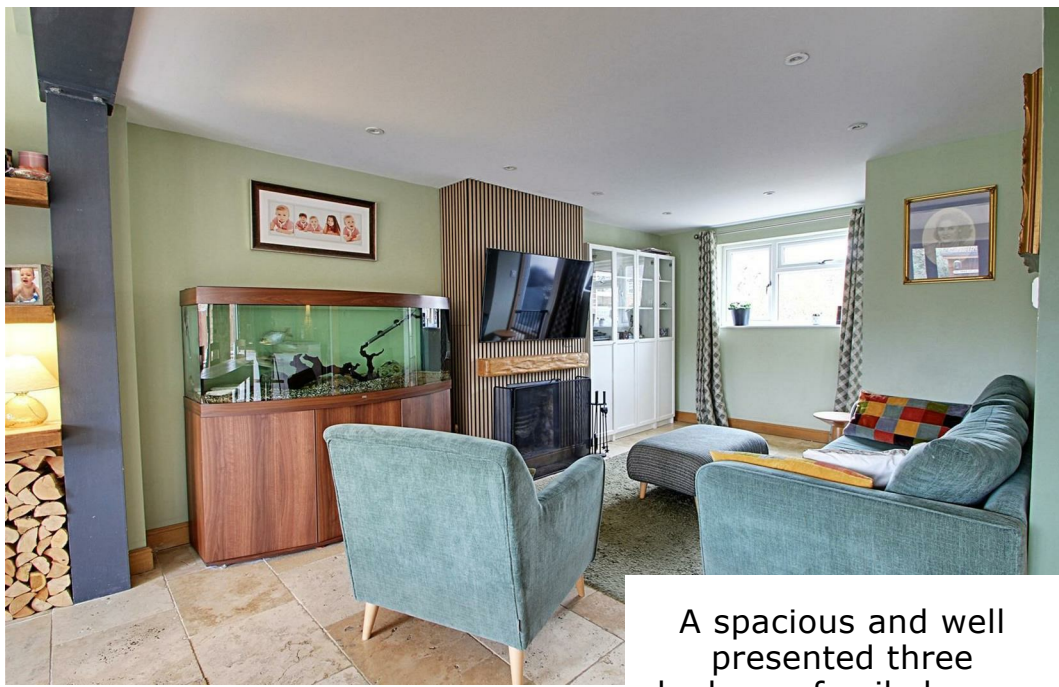


Total area: approx. 137.1 sq. metres (1476.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A spacious and well presented three bedroom family home.



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**Ground Floor**  
The ground floor accommodation is the standout feature of this wonderful home, being almost entirely dedicated to a fabulous open-plan kitchen/dining/living room. The kitchen is a real highlight - a high quality kitchen with integrated appliances with a large island. Bi-fold doors open to the garden. Additional benefits include a useful utility room and downstairs WC.

**First Floor**  
A bright and spacious landing leads to three bedrooms with bedrooms one and two both being doubles and bedroom three being a well-sized single. The family bathroom has been re-fitted to a high standard.

**Outside**  
The low-maintenance rear garden is laid mostly to artificial grass with a useful garden cabin at the bottom. Currently used as a bar/games room and with the benefit of a WC this space offers a plethora of options for use. To the front the driveway offers parking for multiple vehicles.

**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 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. 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.



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