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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
OFFERS IN THE REGION OF £900,000

Kings Langley

OFFERS IN THE REGION OF

£900,000

Located in a convenient cul-de-Sac on Fernhills, Hunton Bridge lays this truly stunning five double bedroom family home with plenty of outside space.

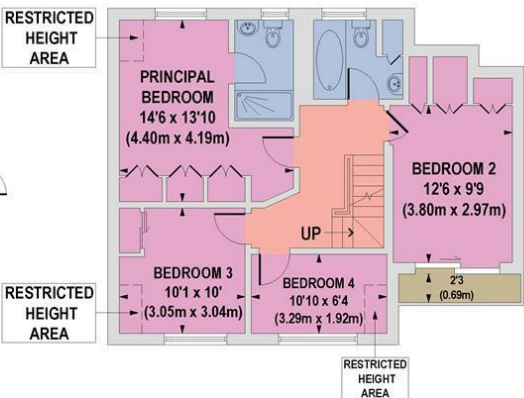
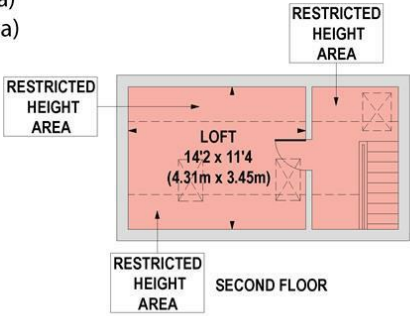
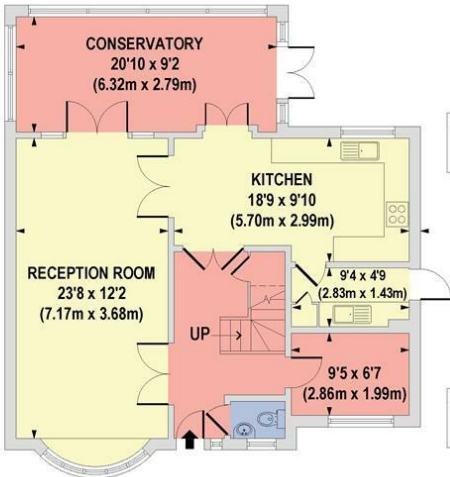
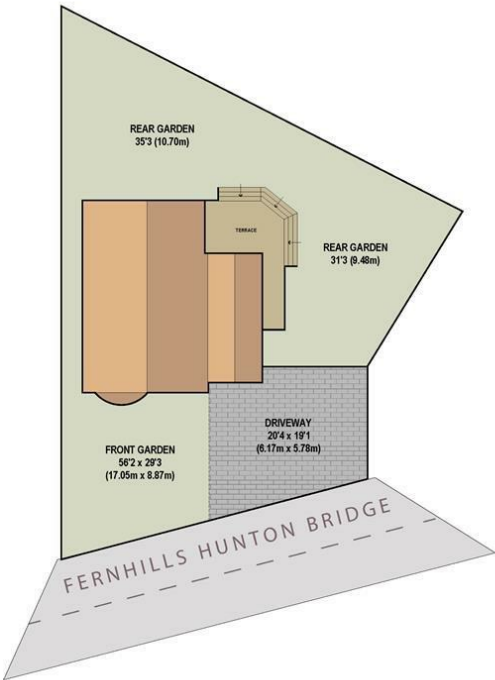


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FERNHILLS HUNTON BRIDGE

Kings Langley

Approximate Gross Internal Floor Area
1876 sq. ft / 174.25 sq. m(Including Restricted Height Area)
1745 sq. ft / 162.16 sq. m(Excluding Restricted Height Area)



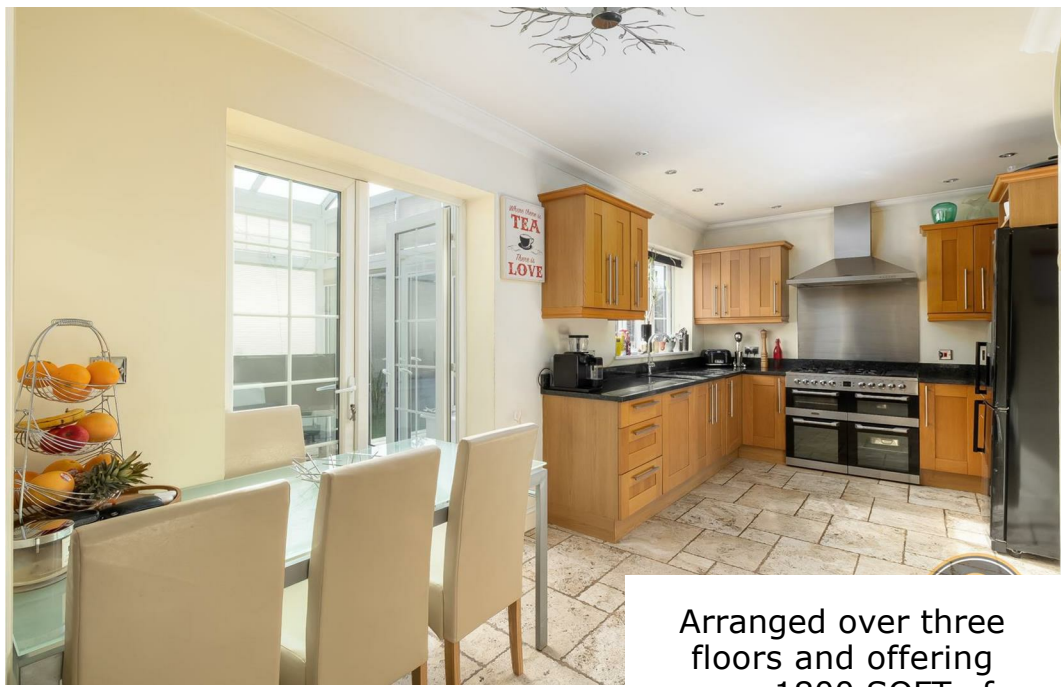
Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY MARKETING



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





Arranged over three floors and offering over 1800 SQFT of family accommodation



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Accommodation

The property has been lovingly cared for by the current owners and is offered for sale in pristine condition throughout. The ground floor space offers a superb open plan kitchen with direct access into utility room, off the kitchen you have a conservatory which overlooks both the rear garden and side gardens. To the left hand side of the property you have the main living room which measure's over 23FT in length and benefits from having high ceilings. Before heading to the first floor and just off the main entrance you have a study which is currently being used as a salon and a guest WC.

The first floor boasts four double bedrooms and a family bathroom, Bedrooms 2&3 benefit from having fitted wardrobes whereas The master bedroom not only has fitted wardrobes but a en-suite shower room.

The family bathroom has been fitted with a white suite which includes a roll top bath, toilet and wash hand basin.

There is a further staircase rising to the second floor of the property where you will find bedroom 5 which could be used as a playroom/office or even for storage.

Outside

The house sits on the corner plot and has a private rear garden that wraps around from the rear to the side & front of the property. Measuring approximately 35+ foot in length, the garden is mainly laid to lawn with a raised decking and seating area. There is side access down the right hand side of the property and additionally via a gate on the opposite side of the house.

There is an ample driveway Located to the front of the property.

About Kings Langley

Kings Langley, Abbots Langley and Watford are ideal for commuting into London by both road and rail. With a range of train stations only a short walk or quick drive from your doorstep you can be in central London in approximately 25 minutes. The area is renowned for its prestigious independent schools and the Watford Grammar school.

Kings Langley Village

The population of Kings Langley is circa 5,000 and encompasses several immediate areas such as Chipperfield which was recently considered one of the top 12 most desirable places to live in a national survey. Housing stock here varies from the well know Ovaline Factory which is now converted into canalside luxury apartments though to sprawling country estate found in locations such as Chipperfield, Sarratt and Bovington.

On Your Doorstep - Watford

The home of Premiership Football Team The Hornets, Watford is further complimented by a thriving town centre with the comprehensive Intu and Charter Place shopping centres, both offering well-known High Street stores and individual independent shops, as well as popular restaurants and coffee shops. The town also provides an excellent range of amenities and sporting facilities and is home to a Championship football club and Premier League rugby club, Saracens.

Transport Links

The town is ideally located for the commuter with Kings Langley mainline station providing a fast and regular service to London Euston and the Metropolitan Line Underground station in Watford providing access to Baker Street and The City. There are also excellent links to the national motorway network with junction 5 of the M1 and junction 19 of the M25 approximately 1.5 miles from the town centre.

Education In The Area

Education has a choice of state and private schools in the surrounding area with the nearby Kings Langley Primary and Secondary Schools, in the wider area are Abbots Hill, St Nicolas Preparatory, Westbrook Hay and The Watford Grammar Schools. There are also the renowned independent schools of York House, Berkhamsted School for Boys & Girls and Chesham Prep on your doorstep!

Agents 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. Confirmation from our independently qualified mortgage advisor that you can borrow the amount you require for this purchase.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.

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