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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...



Abbots Langley

OFFERS IN THE REGION OF £575,000

# Abbots Langley

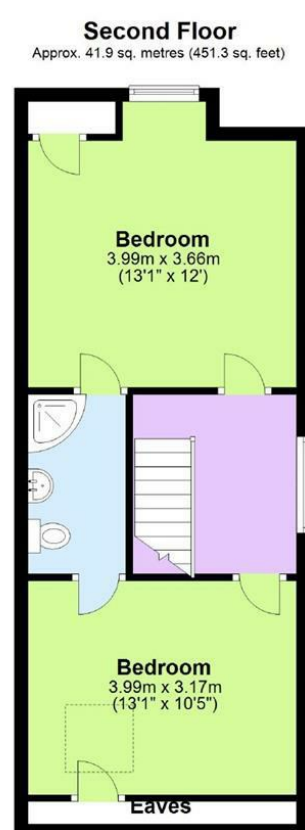
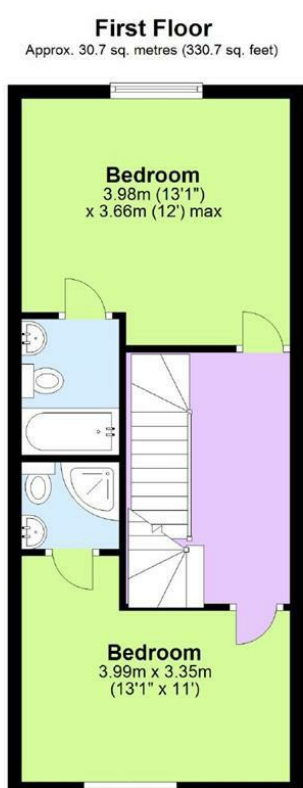
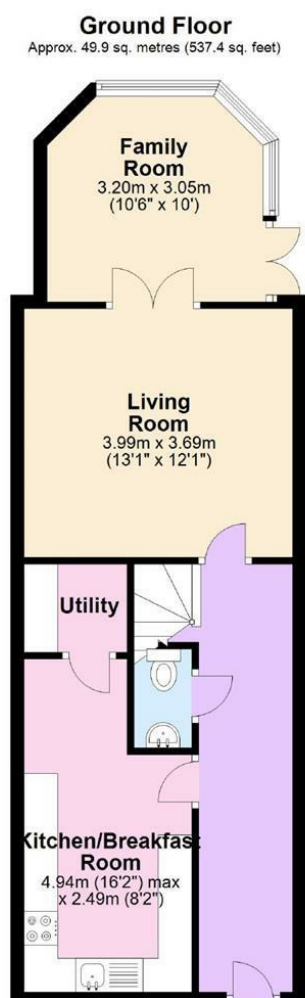
OFFERS IN THE REGION OF

£575,000

Boasting 4 double bedrooms and 3 bathrooms this is a wonderful home positioned only a short walk from the High Street with off road parking and private rear garden.



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Total area: approx. 122.6 sq. metres (1319.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	82		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC





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**Ground Floor**  
Having been well maintained by the current owners the ground floor accommodation offers a well fitted kitchen/breakfast room which overlooks the front and is further enhanced by a utility room which has space and plumbing for automatic washing machine. A cloakroom with two piece suite is nearly tucked in under the stairs which rise to the first floor while the two main reception rooms are positioned at the rear of the house. The living room is of excellent proportions and leads directly into a dedicated dining room which over looks the rear garden and has French doors opening to the patio area.

**First Floor**  
Rising to the first floor there are doors opening to bedrooms 1 and 2. The main bedroom overlooks the rear of the property and has the advantage of an ensuite bathroom which also has an independently operated shower unit with fitted screen over the bath. Bedroom two also has the advantage of an ensuite which includes a shower cubicle, wc and wash basin.

**Second Floor**  
Bedrooms 3 and 4, which are still both doubles in proportion are well served by a useful 'Jack & Jill' ensuite which is fitted with a white three piece suite to include shower cubicle, wash basin and wc.

**Outside**  
A block paved driveway to the front of the property provides parking for two cars and leads down the side to a pedestrian gate which opens to the rear garden. Fully enclosed with fencing the rear garden has a patio area directly to the rear of the property and leads to the main part of the garden which is laid to lawn with raised beds inset to railway sleepers to one side and raised timber deck to one rear corner. At the very rear boundary is a large timber framed shed which expands to the width of the plot.

#### The Location

Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159). Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World.

#### Amenities

The village has a great choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead. Kings Langley mainline station is only a short drive from the property, as is Junction 20 of the M25 and Junction 6 of the M1. Watford is also close by the home of championship 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.

#### Agents Notes 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.



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