Rucklers Lane, Kings Langley, Herts, WD4
Offers in excess of £650,000
This attractive and extremely well presented four bedroom Edwardian Semidetached home was built in 1906 and extended by the present owners to provide spacious accommodation that truly should not be missed! We can't work out whether the wow factor is the spacious and fabulous fitted kitchen/breakfast/ living, the terrific sized garden or the wonderful master bedroom suite with its vaulted ceiling, why don't you come and have look at let us know what you think?

Situated within a few minutes walk from some of Hertfordshire’s most beautiful open countryside and the Grand Union Canal perfect for a weekend stroll. With a choice of stations at Apsley & Kings Langley and excellent motorway network connections it’s in perfect spot for commuters too.

The accommodation boasts A storm porch, entrance hall, fitted kitchen breakfast living room, dining room/sitting room and a handy downstairs cloakroom.

Upstairs there are three great size double bedrooms and a large fourth single bedroom is currently used as a dressing room. The family bathroom is a great size with a freestanding contemporary bath and separate shower cubicle, whilst the en-suite bathroom provides a further shower upstairs also.

Outside the attractive front garden provides screening from the road as well as ample off street parking. The rear garden has been levelled into three stages (so all the hard work has been done) providing a great size patio perfect for alfresco dining. The garden provides a blank canvass waiting for someone to make their own mark on it.

Kings Langley - 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 known Ovaline Factory which is now converted into canal side luxury apartments through to sprawling country estate found in locations such as Chipperfield, Sarratt and Bovingdon.

On Your Door Step - 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.

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.

Agents Notes - 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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Our expert valuers carry out high volumes of valuations every month, giving us intimate and unparalleled knowledge of property values across Hertfordshire, Buckinghamshire and Bedfordshire.

Sterling Feature Properties
New-to-market properties are highly sought-after which is why Sterling have developed Sterling Feature Properties - exclusive previews designed to ensure that properties receive maximum exposure the day they go onto the market.

Sterling's informal-style offices have modernised the traditional estate agent presence on the high street. Our clients can enjoy a relaxed atmosphere to browse through our property details and ask any questions about properties of interest before booking a viewing. This ensures we have a higher conversion rate of viewings to offers and maximises our chance to sell or let your home in a quicker timeframe.

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Is widely recognised as one of the best websites in the area and regarded as one of the best in the business. Every property, regardless of price, features floorplans, colour photographs, slide shows, local information, location maps, aerial views and full colour brochures.

Photography
To speed up the marketing process, Sterling have created a unique, in-house team who are trained specifically to collect information for interactive floorplans, and multiple photographs and a comprehensive write up of your home all in one visit.

Select and New Homes
Is a dedicated department for the sale of high value homes, land and new builds headed up by company partner Benjamin James Bird BA (Hons) MNAEA MARLA.

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Floor plan

The Sterling Factor