



Hempstead Road, Kings Langley, Hertfordshire, WD4 8AD

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£685,000



Description:

Kings Langley Estates are delighted to offer this centrally located Detached family home which is situated within easy reach of Kings Langley' High Street local schools and the local train station with easy links to Euston. This detached three Storey period property spans over three floors and boasts a wealth of flexibility in its accommodation and has potential including anyone looking for an annex. To the ground floor the accommodation comprises: Living room, kitchen, dining room, shower room and a decked area. The basement there is a family room, further reception which could be used another bedroom and garden room. To the first floor is a landing area, three double bedroom and family

- Detached Family Home
- Accommodation Spanning over Three Floors
- Fitted Kitchen
- Mature Rear Garden
- Viewings Strongly Advised

Additional Information:

Location: Situated in the heart of the village.

Viewings:

By appointment only, via Kings Langley Estates - Call 01923 947373

"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		78	(69-80) C		
(55-68) D			(55-68) D	66	69
(39-54) E	49		(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, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



David Freeman
Director







Kings Langley Estates wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No employee of the company has authority to make or give a representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



KINGS LANGLEY
ESTATES

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