



Regent Close, Kings Langley, Hertfordshire, WD4 8TP



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## Guide Price £799,995



### Description:

Kings Langley Estates are delighted to offer this superbly positioned, exceptional family home in Regent Close, Kings Langley close to both excellent local primary and secondary schools, as well as being only a short, pleasant walk from the village itself. Sure to be in high demand, so early viewing is very much recommended. Light, spacious and well-presented throughout, this property amply meets all needs. Featuring as it does a generously sized attractive living room, dining room, conservatory, fitted kitchen, utility room and an integral garage. On first floor, there are four bedrooms, including a family bathroom and en suite shower room to the master bedroom. A Truly 'must see' property offering a lovely

- Detached family home
- Four bedrooms
- Bathroom / Ensuite
- Living room / dining room / conservatory
- Garden with brick shed.

### Additional Information:

Location: Within walking distance to the Village High Street.

### 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <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		
EU Directive 2002/91/EC			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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



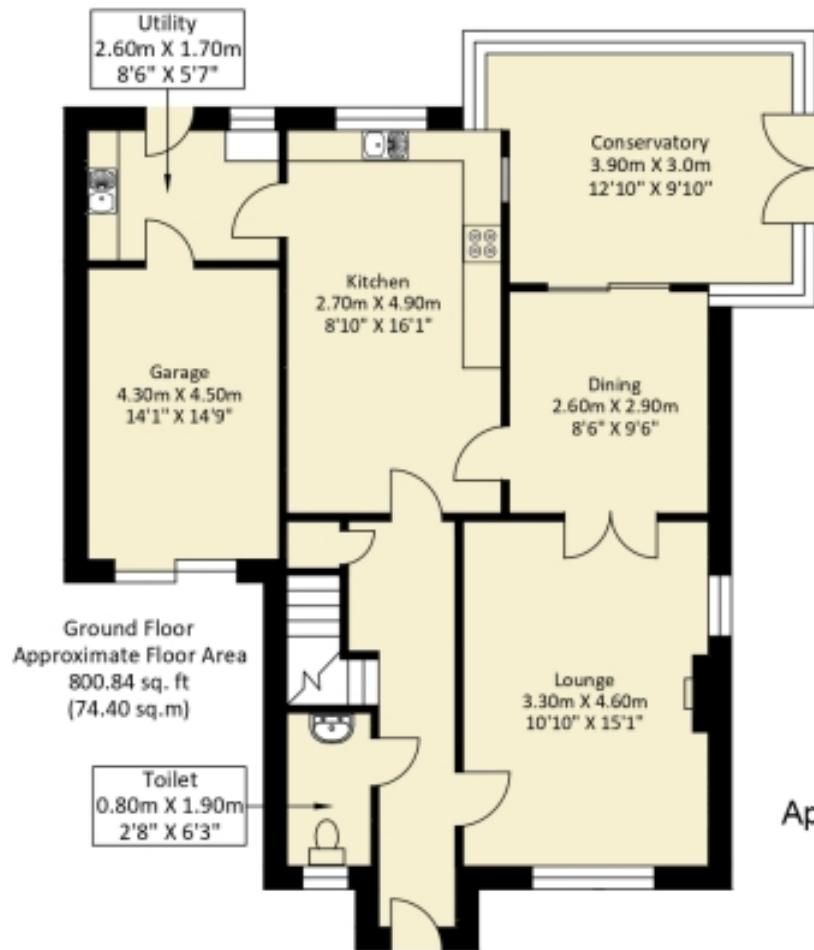
David Freeman  
Director







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Approximate Gross Internal Area = 130.0 sq m / 1399.32 sq ft

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ESTATES**

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