



Castles

RUCKLERS LANE  
Kings Langley, Hertfordshire WD4 8AX



# RUCKLERS LANE

Kings Langley, Hertfordshire WD4 8AX

Offers IEO  
£900,000  
(Freehold)

# Castles



Castles are delighted to present this Beautifully appointed Four Bedroom Detached family home, ideally situated in one of Kings Langley's most desirable residential locations.

 4  2  2  Multiple

The ground floor accommodation comprises a welcoming Reception area leading to a superb Open-Plan lounge/ Kitchen with feature Fireplace, Wooden flooring, inset ceiling Spotlights, and separate Dining room. The ground floor further benefits from a contemporary shower room with WC and Underfloor Heating, an additional Reception room currently used as a gym which could be perfect for a home office or playroom. A large separate Utility room provides access to the rear Garden and the huge integral Garage. The house also benefits from double glazing throughout

On the first floor the spacious landing provides access to all bedrooms and to both the front and side elevations. The Master Bedroom suite is an impressive Double-Aspect room featuring bespoke fitted wardrobes and cupboards, a Juliet-style Balcony to the rear. There are Three further well-proportioned Bedrooms, each beautifully presented and featuring , radiators, and fitted carpets as well as eave storage.

The family Bathroom includes a large corner bath with mixer tap and shower attachment, wall-mounted wash hand basin, low-level WC, fully tiled walls.

To the front of the property, a block-paved Driveway provides Off-Street Parking for several vehicles and leads to the integral Garage which has an Electric Door for convenience. A pathway provides access to the side of the property.

Externally, the south-facing rear garden is of a generous size, featuring a substantial Millboard decking area ideal for outdoor entertaining, with steps rising to a lawned garden enclosed by fencing and bordered by mature trees.

## Specifications

- 4 BEDROOM DETACHED FAMILY HOME
- OPEN PLAN LOUNGE/ KITCHEN
- UTILITY ROOM
- MASTER BEDROOM WITH JULIET BALCONY
- DOUBLE GARAGE
- PRIVATE DRIVEWAY FOR SEVERAL VEHICLES
- SOUTH FACING REAR GARDEN
- CLOSE TO SCHOOLS, AMENITIES, M25 ROADLINK AND TRAIN STATION





The south-facing landscaped rear garden offers tiered lawns and inviting patio spaces, ideal for entertaining.



#### **A little about the corner of the world we call home...**

Located 20 miles from Central London, Kings Langley is a well-regarded village with historical roots. Dating back to Norman times, the village lies to the south of the Chiltern Hills and is a good commuting distance away from London.

The local high street has a range of independent and boutique retailers, as well as a great selection of coffee shops, delis and restaurants. The larger shopping areas and supermarkets of Hemel Hempstead, St Albans and Watford are only a short drive away. Lying north of the M25, Kings Langley is close to both the M1 and the dual carriageway to Tring. It's a part of the London commuter

belt, benefiting from speedy train links into the capital (20 – 30 minutes journey). Regular local buses service Kings Langley, allowing for easy access to the nearby Hertfordshire towns and villages.

You can find plenty of green spaces, including Cassiobury Park and Longspring Wood. Slightly further afield you can find the picturesque Whippendell Woods and impressive Cheslyn stately home and gardens. The Chiltern Hills are only a short drive away and are worth exploring at the weekend.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

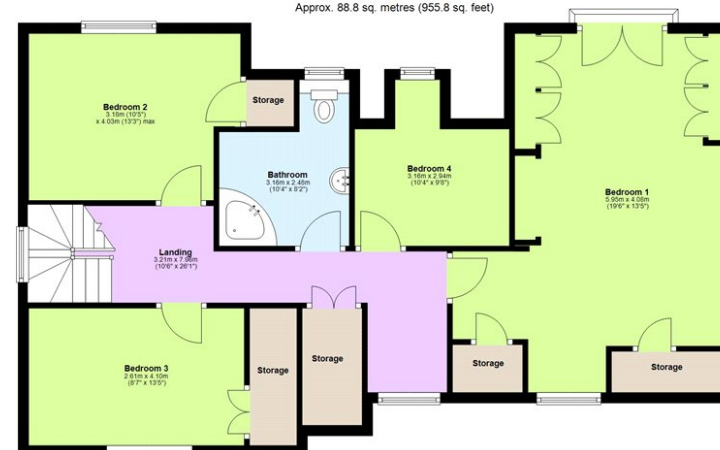
**Ground Floor**

Approx. 102.4 sq. metres (1102.2 sq. feet)



**First Floor**

Approx. 88.8 sq. metres (955.8 sq. feet)



Total area: approx. 191.2 sq. metres (2058.0 sq. feet)

**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC Rating:** tbc

**Berkhamsted**  
01442 865252  
**Eaton Bray**  
01525 220605

**Borehamwood**  
020 8953 2112  
**Hertford**  
01992 501511

**Boxmoor**  
01442 233345  
**Kings Langley**  
01923 936900

**Bushey**  
020 8950 2551  
**Radlett**  
01923 537111



**Castles**

[www.castlesstateagents.co.uk](http://www.castlesstateagents.co.uk)