



Castles

BERNARD COTTAGE  
The Common, Kings Langley, WD4 8BN

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Offers IEO  
£550,000  
(Freehold)

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Nestled in the heart of Kings Langley village, this delightful character cottage is perfectly situated directly on & overlooking The Common, This charming home boasts a spacious main reception room and an inviting eat-in kitchen/diner, perfect for modern living.

 3    1    1    off-road

Step inside through the welcoming entrance porch into the expansive 22' lounge/dining room, a bright and airy space with dual aspect windows that fill the room with natural light. Cozy up by the cast iron MULTI-FUEL burning stove, or marvel at the unique wood-pannelled spiral staircase that leads to the first floor. The inner hallway leads to the family bathroom, beautifully fitted with a white three-piece suite, including a corner bath. The kitchen/diner is truly the heart of the home, featuring French doors that open to the rear garden, a side door, and stunning roof lanterns that floods the space with light. The kitchen is fully equipped with stylish base and eye-level units, topped with solid granite work surfaces, a breakfast bar and Butler sink.

Ascend the spiral staircase to the first floor, where the landing provides access to a spacious, fully boarded attic with a VELUX window, offering incredible potential for storage or expansion. The three charming bedrooms are all accessible from the landing, with the main bedroom offering picturesque views over The Common.

The property's exterior is just as impressive, with ample off-road parking at the front and a side pedestrian gate leading to the kitchen door. The low-maintenance rear garden is an entertainer's dream, featuring a timber deck directly behind the house, which leads to a large flagstone patio—perfect for 'al-fresco' dining or relaxing in the sun.

## Specifications

- WALKING DISTANCE TO VILLAGE CENTRE
- SET BACK FROM COMMON LANE
- EXTENDED KITCHEN
- 22' LOUNGE/DINER
- MULTI-FUEL BURNER
- WOODEN STAIRCASE
- COMMON VIEWS



The garden is fully enclosed with mature specimen trees along the boundaries, providing both privacy and a touch of nature.



#### **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.

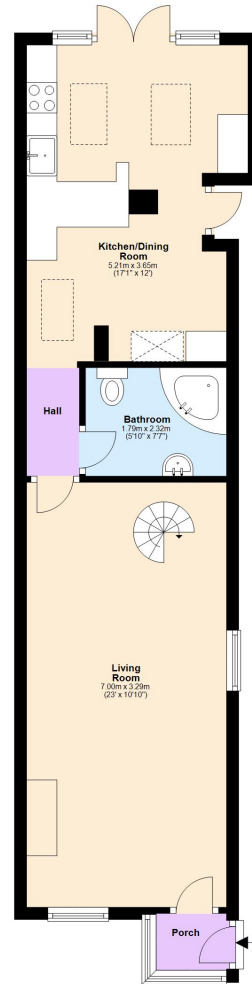
**Please Note:**

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

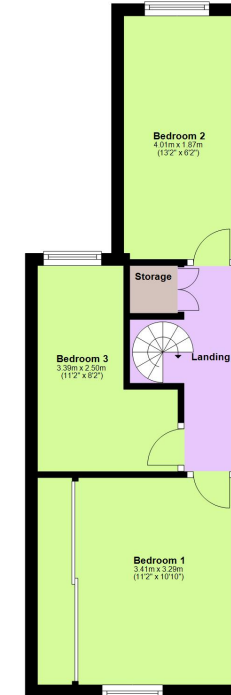
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold  
Council Tax Band: E  
EPC Rating: D

**Ground Floor**  
Approx. 48.2 sq. metres (519.0 sq. feet)



**First Floor**  
Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.1 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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