



Abbots Road, Abbots Langley, WD5 0AZ
Asking price £1,250,000

Sears & Co
estate & letting agents



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A Handsome, well established family home with accommodation spanning in excess of 3000 SQFT with tremendous potential to extend further subject to the necessary permissions. 18 Abbots Road is situated on an impressive mature plot just a short walk to the amenities on Abbots Langley High Street.

The layout currently comprises an entrance hallway, cloaks/downstairs w/c, spacious living room with attached garden room, separate dining room, 21FT kitchen/breakfast room, utility, principal bedroom with dressing room and en suite, three further bedrooms, first floor w/c, family bathroom and a useful loft room located on the second floor.

Externally the property further benefits from driveway parking to the front with a covered car port leading to the side aspect and a truly spectacular, private rear garden with the added benefit of a potting workshop/office room. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Access to the W/C, living room, kitchen & dining room. Stairs leading to the first floor accommodation.

Cloaks/Downstairs W/C

Window. Split into two areas. Fitted with a low level w/c and a wash hand basin. Wood effect flooring. Radiator. Tiled splash back.

Living Room

Bay style window to the front aspect. Two radiators. Fire place. Sliding doors leading to the garden room.

Garden Room

Window. Doors to the garden. Retro sink and storage unit.

Dining Room

Two windows. Door to the side aspect. Three radiators.

Kitchen/Breakfast Room

Window. Bi folding doors leading to the rear aspect. Six Velux style windows. Fitted with a range of eye and base level units with work surfaces over also forming up stands and a windows sill covering. Island. Two integrated ovens, electric hob and extractor over. Integrated dishwasher. Space for a free standing fridge/freezer. Recessed down lighting. Tiled flooring. Access to the utility area.

Utility Area

Window. Door to the side aspect. Recessed down lighting. Space for a washing machine. Tiled flooring.

First Floor Landing

Window. Radiator. Access to the bathroom, w/c, four bedrooms and an airing cupboard. Stairs leading to the loft room.

Principal Bedroom

Two windows. Radiator. Built in wardrobe. Access to the dressing room.

Dressing Room

Window. Fitted range of bedroom style storage. Radiator. Access to the en suite.

En Suite

Window. Fitted with a panel enclosed bath with shower attachment, low level w/c and a wash hand basin with mixer tap. Radiator. Tiled flooring. Partially tiled walls. Shaver point. Recessed down lighting.

Bedroom

Window. Radiator.

Bedroom

Window. Radiator.

Bedroom

Window. Radiator.

Family Bathroom

Window. Fitted with a tile enclosed bath with shower over, low level w/c and wall mounted wash hand basin. Chrome heated towel rail. Tiled flooring. Tiled walls.

W/C

Window. Fitted with a low level w/c and a wall mounted wash hand basin. Radiator. Tiled floor.

Loft Room

Three Velux windows. Built in storage. Radiator.

To The Front

An area of hard standing providing driveway parking. Mature planting. Step up to the front door. Carport area providing access to the garden and detached workshop.

To The Rear

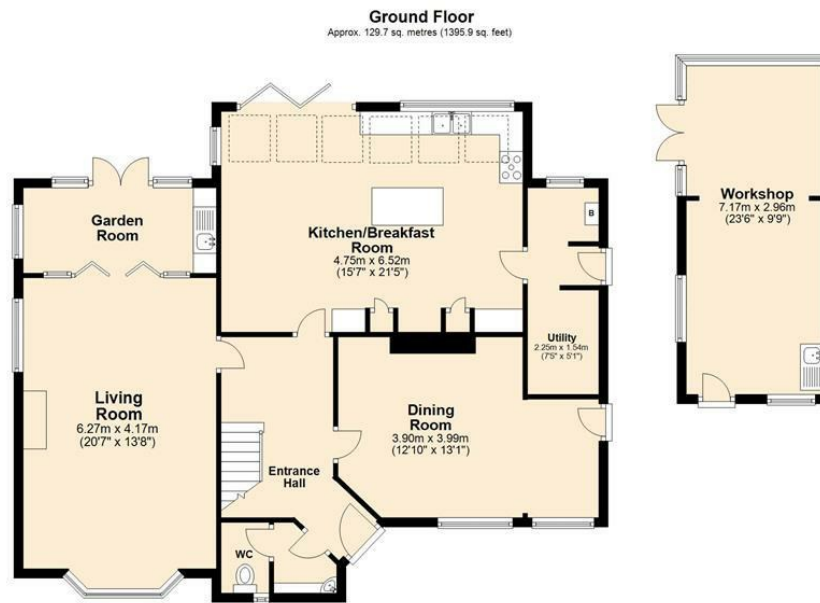
A private garden laid with areas of patio, lawn and mature planting including a vegetable area. Mature trees. The garden is enclosed by a mixture of hedging, timber fencing, iron fencing and part walled. Garden pond. Access to the workshop.

Workshop/Outbuilding

Two windows. Door to the front aspect leading towards the carport. Courtesy door from the garden. Electric heater. Power & lighting. Sink and drainer unit. Tiled flooring.







Total area: approx. 279.3 sq. metres (3006.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		