

FOR SALE



Three Bedroom Semi-Detached House
Reservoir Cottages, Love Lane, Abbots Langley

OFFERS IN EXCESS OF **£415,000**

MARTIN&CO



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Abbots Langley

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- **CHAIN FREE!!**
- Three Bedroom Semi-Detached House
- Single Garage
- New carpets
- Recently redecorated
- Low maintenance rear garden
- Located near to schools, parks & amenities

SUMMARY

This three bedroom semi-detached property is located in the highly sought after area of Abbots Langley, within close proximity to nearby transport links, excellent amenities, and good local schooling. Internally, the property features entrance hall, kitchen/diner, living room, WC and storage space. Upstairs there are three well-proportioned bedrooms, and a family bathroom. Externally, there is a single garage with additional parking to the front, together with a low maintenance private rear garden. The property is in close proximity to a range of transport links including the M25/M1/A41 and Kings Langley train station which provides a fast and regular service to London Euston station, and is a short drive to underground stations on the Metropolitan line.

ENTRANCE HALL

UPVC front door leading onto entrance hall. Carpet, radiator, large under-stairs space ideal for cloakroom storage, ceiling light, door leading to downstairs WC/cloakroom.

DOWNSTAIRS CLOAKROOM/WC

Vinyl floor, radiator, WC, pedestal sink with stainless steel taps and tiled surround, double-glazed obscured space, loft hatch, smoke alarm, ceiling light. window to front aspect, ceiling light.

STAIRS AND LANDING**KITCHEN/BREAKFAST ROOM 15' 8" x 11' 3" (4.78m x 3.43m)**

Vinyl floor, radiator, a range of white wall and base cupboard units with laminate work surfaces, stainless steel sink with mixer tap, Ideal Logic Boiler, space for oven, fridge-freezer and washing machine, double-glazed windows to front and side aspect, smoke alarm, ceiling lights x two.

BEDROOM ONE 13' 5" x 11' 6" (4.09m x 3.51m)

Carpet, radiator, double-glazed window to rear aspect, ceiling light.

LOUNGE 14' 3" x 10' 7" (4.34m x 3.23m)

Carpet, radiator, double-glazed window to rear aspect, ceiling light. Door leading to back of property with large pantry/storage space, UPVC door leading to rear garden.

BEDROOM TWO 12' 9" x 11' 5" (3.89m x 3.48m)

Carpet, radiator, built-in wardrobe/cupboard space, double-glazed window to front aspect, ceiling light.

BEDROOM THREE 11' 0" x 8' 9" (3.35m x 2.67m)

Carpet, radiator, double-glazed window to rear aspect, ceiling light.

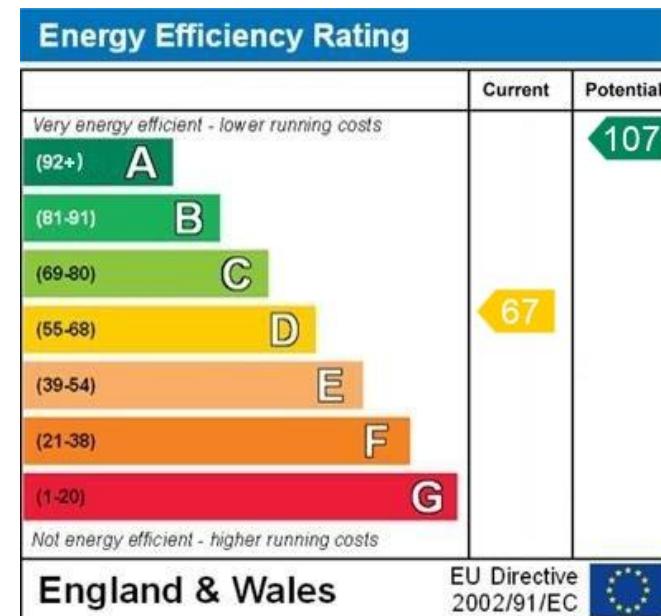


BATHROOM

Vinyl floor, radiator, part-tiled walls, panel enclosed bath, sink with stainless steel taps, WC, double-glazed obscured window to front aspect, ceiling light.

EXTERNAL SPACE

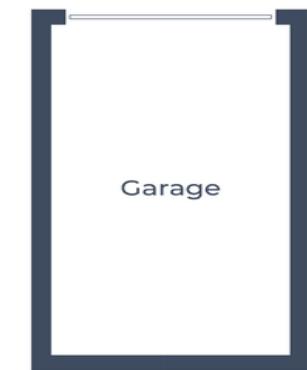
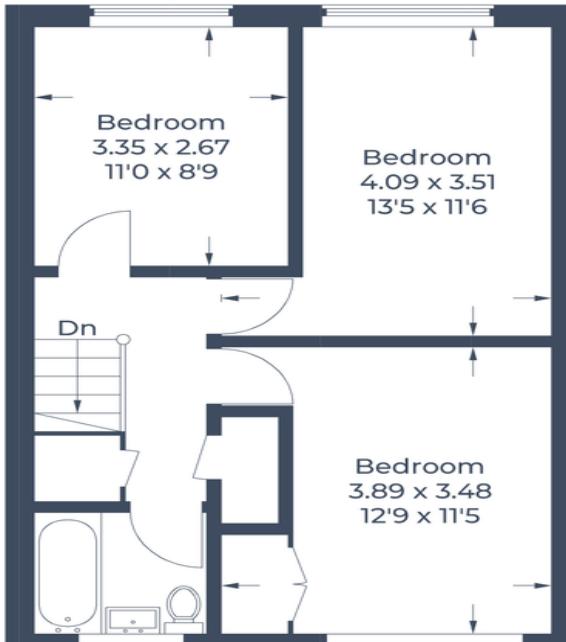
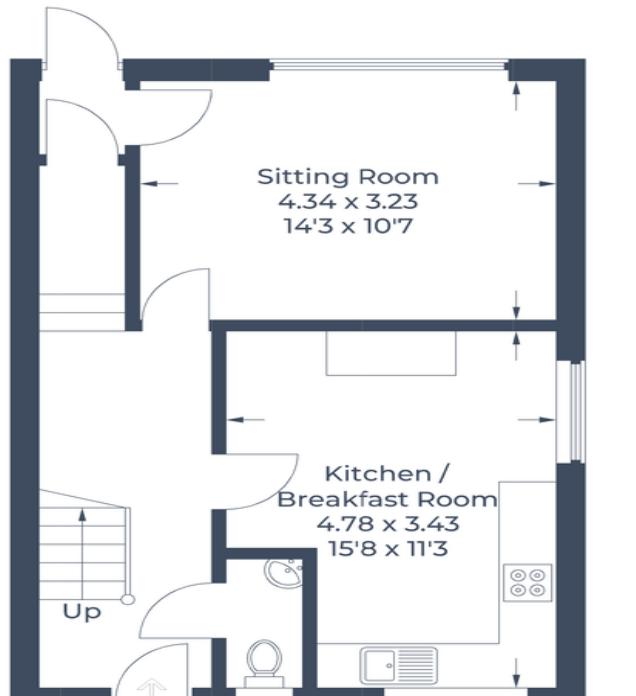
Single garage with outside light. The rear garden is secluded with raised borders featuring mature shrubs and trees, and a good size paved area to the back, ideal for entertaining.



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Approximate Gross Internal Area
 Ground Floor = 45.2 sq m / 486 sq ft
 First Floor = 44.5 sq m / 479 sq ft
 Total = 89.7 sq m / 965 sq ft
 (Excluding Garage)



(Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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