



58 Harlech Road, Abbots Langley, WD5 0BF **Guide Price £725,000**

Welcome to this exceptional semi detached home in the sought after Harlech Road, Abbots Langley, WD5 0BF. Thoughtfully extended and beautifully finished, this property features three generous double bedrooms, including a luxurious master suite with its own ensuite bathroom, offering both comfort and privacy.

Inside, the house is presented to an impressive 'showroom' standard, with contemporary styling and carefully considered details throughout. The spacious kitchen is a true highlight—ideal for cooking, entertaining, and serving as the heart of the home for family life or social gatherings. separate utility area. and downstairs office space.

Further benefits include the practicality of off-street parking, and a fantastic location close to local amenities and the beautiful Leavesden Country Park, providing excellent outdoor space for leisure and recreation.

Perfect for families or anyone seeking a stylish, comfortable home in a sought-after area, this property combines modern amenities with generous living space. Don't miss the opportunity to experience the charm and sophistication of this wonderful home.

Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- Beautifully Extended Home In Abbots Langley
- Presented To An Impressive Showroom Standard Throughout
- Three Spacious Double Bedrooms Including En-Suite To Master Room
- Large Modern Kitchen Ideal For Cooking And Entertaining
- Separate Utility Area
- Stylish, Contemporary Interior Design
- Off-Street Parking For Added Convenience
- Close To Local Amenities
- Two Minute Walk To The Stunning Leavesden Country Park
- A Must See !



Floor Plan

Area Map



Energy Efficiency Graph

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (green) at the top to 'Not energy efficient - higher running costs' (red) at the bottom. The current rating is 'C' (yellow), with a potential rating of '77' (green). The rating is based on a score of 73.

Rating	Score Range	Color	Potential Rating
A	(92 plus)	Green	
B	(81-91)	Green	
C	(80-80)	Yellow	73
D	(55-69)	Orange	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Red	

Not energy efficient - higher running costs

The figure shows a horizontal scale for environmental impact, ranging from 'Very environmentally friendly - lower CO2 emissions' on the left to 'Not environmentally friendly - higher CO2 emissions' on the right. The scale is marked with letters A through G, with a midpoint at 'B'. The scale is color-coded: dark blue for the best (A, B, C) and light blue for the rest (D, E, F, G). The scale is labeled with ranges of CO2 emissions per person per year: (02 plus) for A, (81-91) for B, (69-80) for C, (55-68) for D, (39-54) for E, (21-38) for F, and (1-20) for G.

Rating	CO2 Emissions Range (per person per year)	Color	Description
A	(02 plus)	Dark Blue	Very environmentally friendly - lower CO2 emissions
B	(81-91)	Dark Blue	
C	(69-80)	Dark Blue	
D	(55-68)	Light Blue	
E	(39-54)	Light Blue	
F	(21-38)	Light Blue	
G	(1-20)	Light Blue	Not environmentally friendly - higher CO2 emissions



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