



Connells

Abbey Drive
Abbots Langley



Property Description

An expansive and fully accommodating four bedroom detached house located close to Abbots Langley village. This prestigious residence boasts vast living space which is ideal for family living. On the ground floor there is the large fitted kitchen with breakfast room/ conservatory overlooking garden, two large reception rooms, a further conservatory, utility room, downstairs WC and study. On the first floor there is loft access to boarded loft, perfect for storage. The master bedroom has built in storage and an ensuite with feature his and hers basins. There are three further spacious bedrooms and the family bathroom, all modern and bright and airy. The landscaped rear garden has a decking area, perfect for enjoying the warmer months. There is a feature covered Jacuzzi and the front drive has off road parking for three cars. This home has everything you could ever ask for and more, very well placed for sought after Leavesden Green school, your internal viewing is highly recommended.

Entrance Hall

Cloakroom

WC, wash hand basin, window, tiled, wash hand basin.

Study

7' 9" x 9' 1" (2.36m x 2.77m)

Radiator, window.

Lounge

11' 6" max x 23' 5" max plus bay (3.51m max x 7.14m max plus bay)

Window to front aspect, radiator.

Conservatory

11' 8" max x 8' 8" max (3.56m max x 2.64m max)

Windows and door to garden, radiator, tiled flooring, storage.



Dining Room

9' 1" max x 11' plus bay (2.77m max x 3.35m plus bay)

Radiator, bay window.

Kitchen

10' 4" max x 11' max (3.15m max x 3.35m max)

Range of wall and base units, work surfaces, cooker point with double oven, cooker hood, integrated dishwasher, stainless steel sink.

Utility Room

5' 1" x 5' 11" (1.55m x 1.80m)

Tiled floor, stainless steel sink with drainer, work surfaces, window.

Play Room

16' 3" max x 16' 8" max (4.95m max x 5.08m max)

Two windows, projector, under floor heating.

Second Conservatory

7' 3" x 4' (2.21m x 1.22m)

Currently used as a breakfast room, tiled floor, door to rear garden, radiator.

First Floor Landing

Bedroom 1

16' 4" max x 14' 1" max (4.98m max x 4.29m max)

Two windows, built in wardrobe.

Ensuite

Under floor heating, Jacuzzi style bath, shower cubicle, WC, window, his and hers basins.

Bedroom 2

9' 3" max x 11' 2" max (2.82m max x 3.40m max)

Window, radiator.

Bedroom 3

11' 4" x 8' 9" (3.45m x 2.67m)

Window, radiator.

Bedroom 4

9' 4" max x 9' 2" max (2.84m max x 2.79m max)

Fitted wardrobe, window, radiator.

Bathroom

Basin, WC, bath.

Outside

Front Garden

Driveway for three cars.

Rear Garden

Decking area, side access, lawn area, feature covered Jacuzzi.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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