



**Connells**

Tibbs Hill Road  
Abbots Langley



### Property Description

A fantastic three bedroom house presented in modern decorative order. Featuring a large lounge, bright and airy fitted kitchen with breakfast area overlooking landscaped garden, two double bedrooms and a single bedroom and a family bathroom. This residence is perfect for family living and your viewing is highly recommended. Abbots Langley school and Tanners Wood school are both in the locality, there is a local grocery store and Kings Langley station is near-by. Your viewing is highly recommended.



## Entrance Hall

Front door.

## Living Room

17' 7" max x 12' 1" max ( 5.36m max x 3.68m max )

Radiator, built in storage, window.

## Kitchen

20' 9" max x 7' 5" max ( 6.32m max x 2.26m max )

Range of wall and base units, radiator, built in storage, cooker point, cooker hood, sink with drainer, patio doors to rear garden.

## First Floor Landing

## Bedroom 1

14' 6" max x 9' 2" max ( 4.42m max x 2.79m max )

Radiator, window, built in wardrobes.

## Bedroom 2

11' 4" max x 11' 3" plus recess ( 3.45m max x 3.43m plus recess )

Radiator, window, reduced head height.

## Bedroom 3

9' 2" max x 7' 5" max ( 2.79m max x 2.26m max )

Windows to side and front, radiator, built in wardrobe.

## Bathroom

Heated towel rail, WC, radiator, windows, tiled walls, bath with shower attachment.

## Loft Space

Boarded.

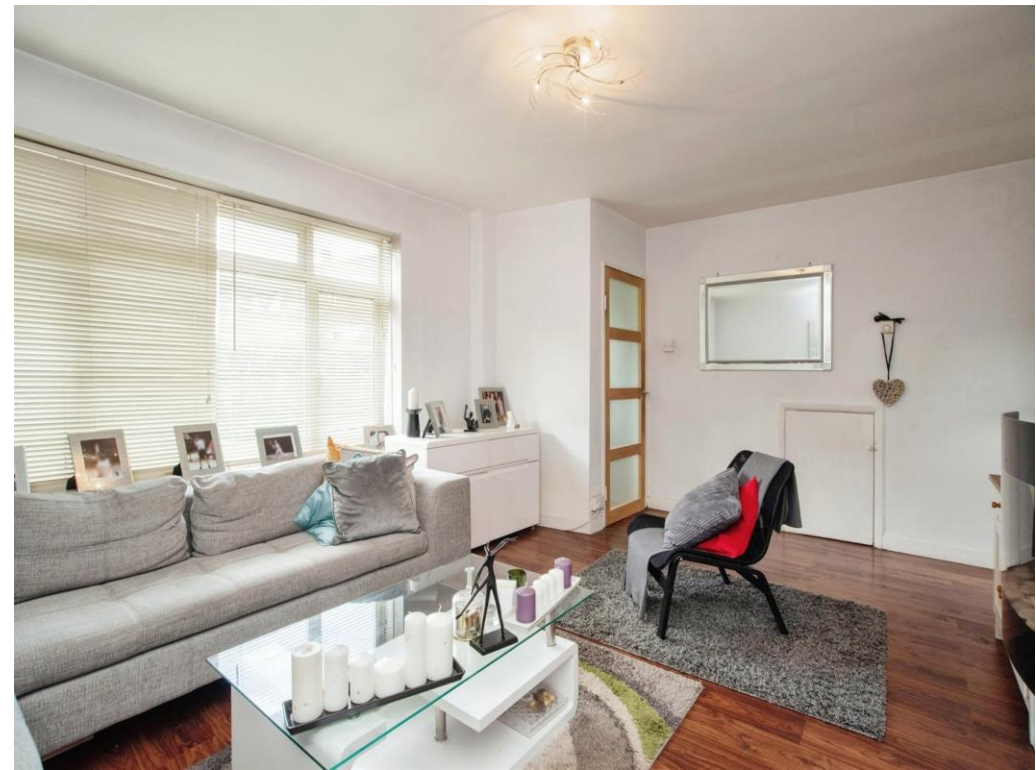
## Outside

## Rear Garden

Lawn area, patio area.

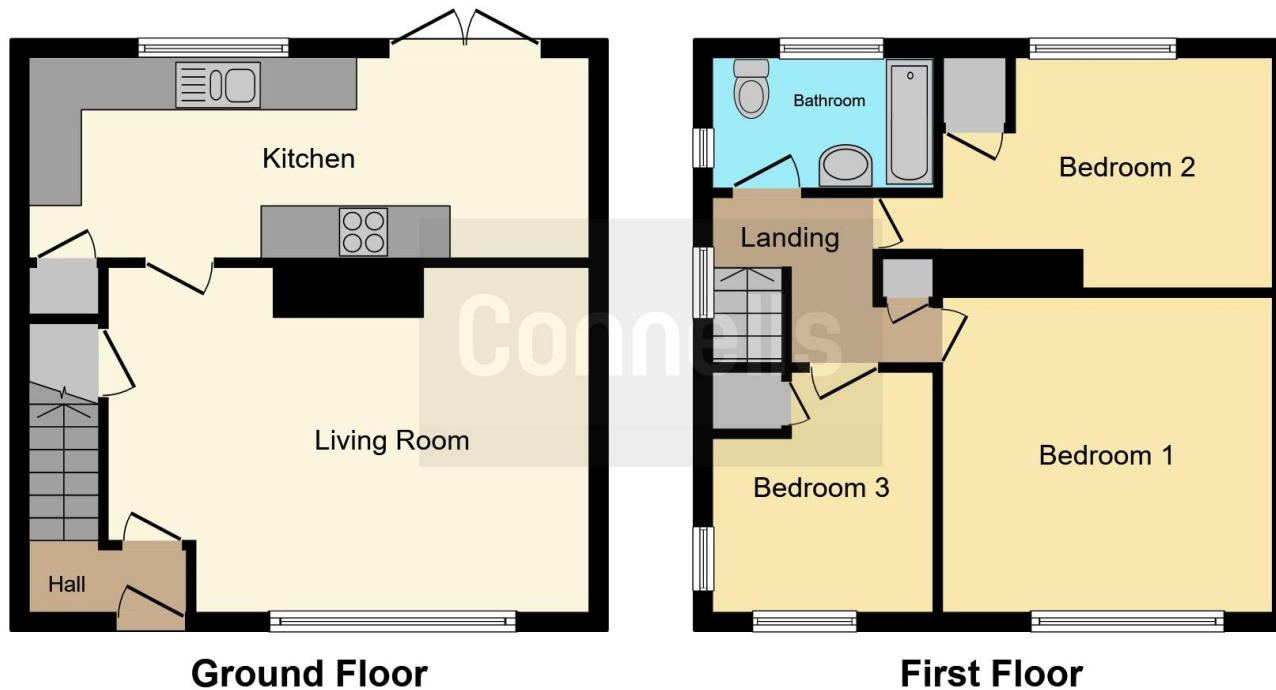
## Front Garden

Lawn area.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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