

Connells

High Acres Abbots Langley

High Acres Abbots Langley WD5 0JB





A superb three bedroom semi detached family home located on a corner plot. With huge potential to extend to the side, rear and loft STPP this home is a great opportunity for an investment. With modern decorative order throughout, two reception rooms, fitted kitchen, two double bedrooms, single bedroom, separate WC, bathroom and an additional outbuilding with electric garage door and store room. The large rear garden is mainly laid to lawn and there is off road parking for multiple cars to the front. High Acres is located well for several sought after schools such as Tanners Wood, The Devine Saviour and the Clarendon Montessori nursery. Also close by is Kings Langley train station and Abbots Langley High Street with all of its amenities. Your viewing is highly recommended.





Entrance Hall

Front door.

Lounge

15' 10" into bay x 12' 2" max (4.83m into bay x 3.71m max)

Window to front.

Dining Room

10' 2" x 8' 11" (3.10m x 2.72m)

Radiator, window, laminate flooring.

Kitchen

11' 5" max x 9' 8" max (3.48 m max x 2.95 m max)

Stainless steel sink with drainer, window to rear, cooker point, door to side.

First Floor Landing

Bedroom 1

12' 8" x 10' 10" max (3.86m x 3.30m max) Radiator, window to front.

Bedroom 2

10' 1" x 10' 11" (3.07m x 3.33m)

Window to rear aspect, radiator.

Bedroom 3

 8^{\prime} 11" max x 7^{\prime} 10" max (2.72m max x 2.39m max)

Window to front, built in wardrobes, radiator.

Loft Space

Bathroom

Bath with shower attachment, radiator, wash hand basin,

Separate Wc

Window to rear, WC.

Outside

Front Garden

Lawn area, borders.

Rear Garden

Corner plot, side access, lawn.

Off Road Parking

Outbuilding

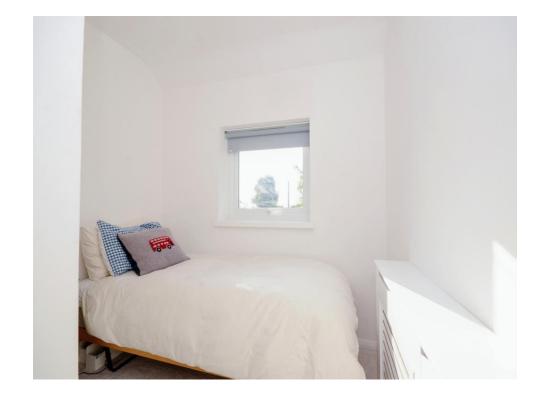
Brick built, plumbing and power.



















To view this property please contact Connells on

T 01923 674504 E leavesden@connells.co.uk

1 Cunningham Way Leavesden Abbots Langley WD25 7NG

view this property online connells.co.uk/Property/LEA102954

EPC Rating: C

Tenure: Freehold





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.