



Connells

South Way
Abbots Langley



Property Description

This FIVE BEDROOM DETACHED house is very impressive, with large living spaces and charming details. On the first floor are the three bedrooms, which are all decorated to a great standard, and boast a variety of features. Bedroom one includes dressing area with built in wardrobes and one of the en suite bathrooms, which includes a bath and shower cubicle. Bedrooms four and five are also on the first floor as well as the family bathroom. All bathrooms include a heated towel rail. Downstairs, the entrance hall leads to the living rooms, a kitchen/ diner and the dining room, which are all well-sized. There is underfloor heating in the living room, dining room and every bathroom. The utility room provides plumbing for a washing machine and leads out to the garage. There is also a large kitchen/dining area, which has integrated washing machine, dishwasher, and fridge/freezer, and is filled with light from the two windows and the patio doors to the garden. The rear garden is mostly laid to lawn, with a paved patio area, shrubs to border. To the front of the property is a small lawn, with a driveway and access to the garage. This house is truly exceptional and would make an absolutely perfect home for a large family. Must be seen to be appreciated; your viewing is highly recommended.

Entrance Hall

Front door, large inner hallway.

Living Room

22' 9" x 11' 8" (6.93m x 3.56m)

Two radiators, window to front, patio doors to rear.

Dining Room

11' 1" x 10' 10" plus bay (3.38m x 3.30m plus bay)

Radiator, window to front.

Kitchen/ Diner

19' 1" max x 13' 6" max (5.82m max x 4.11m max)

Patio doors to rear garden, windows to rear and side, radiator, stainless steel sink, range of wall and base units, integrated oven and hob, cooker hood, work surfaces.

Utility Room

6' 4" x 6' 7" (1.93m x 2.01m)

Stainless steel sink with drainer.

Cloakroom

WC, basin.

First Floor Landing

Bedroom 1

22' 1" max x 11' 1" max (6.73m max x 3.38m max)

Dressing area with fitted wardrobes, two radiators, windows to front & rear, carpets.

Ensuite

Extractor fan, bath, heated towel rail, WC, shaver point, window, shower cubicle, basin,

Bedroom 5

7' plus recess x 10' 8" (2.13m plus recess x 3.25m)

Carpet, radiator, window.

Bedroom 4

8' 6" x 11' 5" (2.59m x 3.48m)

Radiator, carpet, window.

Bathroom

Bath with shower attachment over, extractor fan, heated towel rail, shaver point, WC, tiled walls.

Second Floor

Bedroom 2

11' 11" x 13' 6" max, plus wardrobe (3.63m x 4.11m max, plus wardrobe)

Radiator, window, fitted wardrobes.

Bedroom 3

13' 7" plus wardrobes x 12' 10" plus recess (4.14m plus wardrobes x 3.91m plus recess)

Radiator, fitted wardrobes, window.

Shower Room

Shower cubicle, WC, basin.

Outside

Front Garden

Side access, lawn, patio.

Rear Garden

Mainly laid to lawn, patio area.

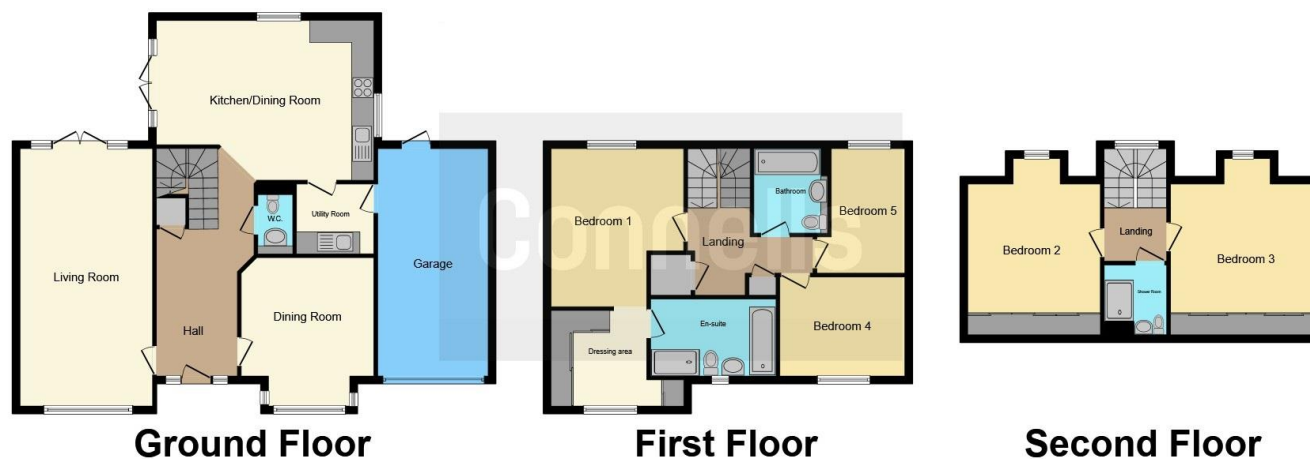
Integral Garage

Power & light, door to rear.









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: B Council Tax
 Band: G

Tenure: Freehold

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