



Connells

Mallard Road
Abbots Langley



Property Description

A super two bedroom terrace house situated off the main road in a secluded area of only five houses. Ideal for smaller families or downsizers, this property has everything you need with driveway to front, a downstairs WC, fitted kitchen, lounge and conservatory on the ground floor. To the first floor are two double bedrooms and a bathroom. The rear garden has been well-kept and is with a patio area and lawn. Mallard Road is a small road located near Leavesden Country Park and is well placed for local bus routes and Alban Wood, Breakespeare and Abbots Langley schools.



Entrance Hall

Front door.

Cloakroom

WC, basin.

Lounge

15' 1" plus recess x 11' 7" max (4.60m plus recess x 3.53m max)

Radiator, built in wardrobes.

Kitchen

5' 3" max x 11' 2" max (1.60m max x 3.40m max)

Integrated microwave, cooker point, window, stainless steel sink.

Conservatory

12' 3" max x 9' 9" max (3.73m max x 2.97m max)

First Floor Landing

Bedroom 1

10' 1" x 11' 7" (3.07m x 3.53m)

Radiator, built in wardrobe, window.

Bedroom 2

9' 9" x 9' 8" plus wardrobe (2.97m x 2.95m plus wardrobe)

Radiator, carpet, fitted wardrobes, window.

Bathroom

Tiled walls, bath with shower attachment, wc, sink with vanity unit, extractor fan.

Loft Space

Boarded, pull down ladder.

Outside

Front Garden

Paved for two parking spaces.

Rear Garden

Artificial grass, patio, rear access.









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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