



Connells

Harlech Road  
Abbots Langley



Harlech Road  
Abbots Langley WD5 0BF

for sale offers in excess of  
**£425,000**



### Property Description

Boasting two allocated off-street parking spaces, viewing this beautifully presented end-terraced house is highly recommended. This home is in excellent decorative-order throughout and has two good-sized double bedrooms. The property has a large, private and south-facing rear garden, perfect for the summer months. Set in a quiet residential road, this property also benefits from fantastic transport links including close access to the M1 and M25. This stunning home is also just a stonethrow away from local amenities including Katherine Place Dental Practice and Abbotswood Medical Centre and Pharmacy.



## Porch

Two radiators, window.

## Lounge

14' max x 12' 7" max ( 4.27m max x 3.84m max )

Two radiators, window.

## Kitchen

12' 6" max x 8' 7" max ( 3.81m max x 2.62m max )

Fitted kitchen comprising wall and base units, cooker point and hood, integrated fridge-freezer, two windows, radiator, patio doors, space for dining table & chairs.

## First Floor Landing

## Bedroom 1

7' 6" x 8' 1" plus recess ( 2.29m x 2.46m plus recess )

Radiator, window, built in wardrobe.

## Entrance Hall

Front door.

## Bedroom 2

8' 10" x 10' 6" plus wardrobes ( 2.69m x 3.20m plus wardrobes )

Radiator, window.

## Loft

Partly boarded with pull-down ladder.

## Bathroom

Bath with shower, heated towel rail, window, WC, wash hand basin in vanity unit.

## Outside

## Front Garden

## Rear Garden

South facing, side access, lawn area, patio 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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