

---

# KINGS LANGLEY ESTATES

S A L E S   &   L E T T I N G S

---

TOMS LANE, KINGS LANGLEY, HERTFORDSHIRE, WD4 8NR

[WWW.KINGSLANGLEYESTATES.CO.UK](http://WWW.KINGSLANGLEYESTATES.CO.UK)



Kings Langley Estates are delighted to offer this well presented three double bedroom detached bungalow approached via its own driveway.

This truly tranquil setting enables a lifestyle to have the best of all worlds from peace & quiet with country walks to being only a twenty minute walk to the mainline station, giving easy access to the high life of London. Other amenities including the lively Apsley Marina, restaurants and Sainsbury's are all on the doorstep as well as being just a short distance from Kings Langley, the M1 and M25.

The property has been lovingly maintained throughout with well proportioned interiors, flooded with natural light.

If you're dreaming of a home that combines comfort, modern living with a touch of countryside, look no further. This home is a rare find that promises a lifestyle of relaxation and contentment with the bonus of being close to transport and amenities.

**Inside - Comprises:** Entrance hallway, three double bedrooms, spacious bathroom, fitted kitchen / breakfast room, utility room, cloakroom and an L-Shaped living room.

**The Outside -** The rear garden is highly secluded and is a real sun-trap. A patio area with steps leading down to a mature garden with lawn surrounded by borders planted with a range of mature shrubs and bushes.

To the front of the property is off street parking accommodating four cars, a double garage with remote-control up-and-over doors and a useful storage.

**The Location -** The village center is a short distance away with its selection of shops, restaurants, public houses and transport links within easy access. A wider array of shopping, entertainment and recreational facilities are located nearby in Hemel Hempstead and Watford, with the Harlequin Centre boasting a wide range of the leading retailers. The nearby M25 provides fast access to Heathrow and Luton Airports and the National Motorway Network. The local countryside offers a plethora of leisure activities. Viewings come strongly advised. though the owners Sole Agents.

















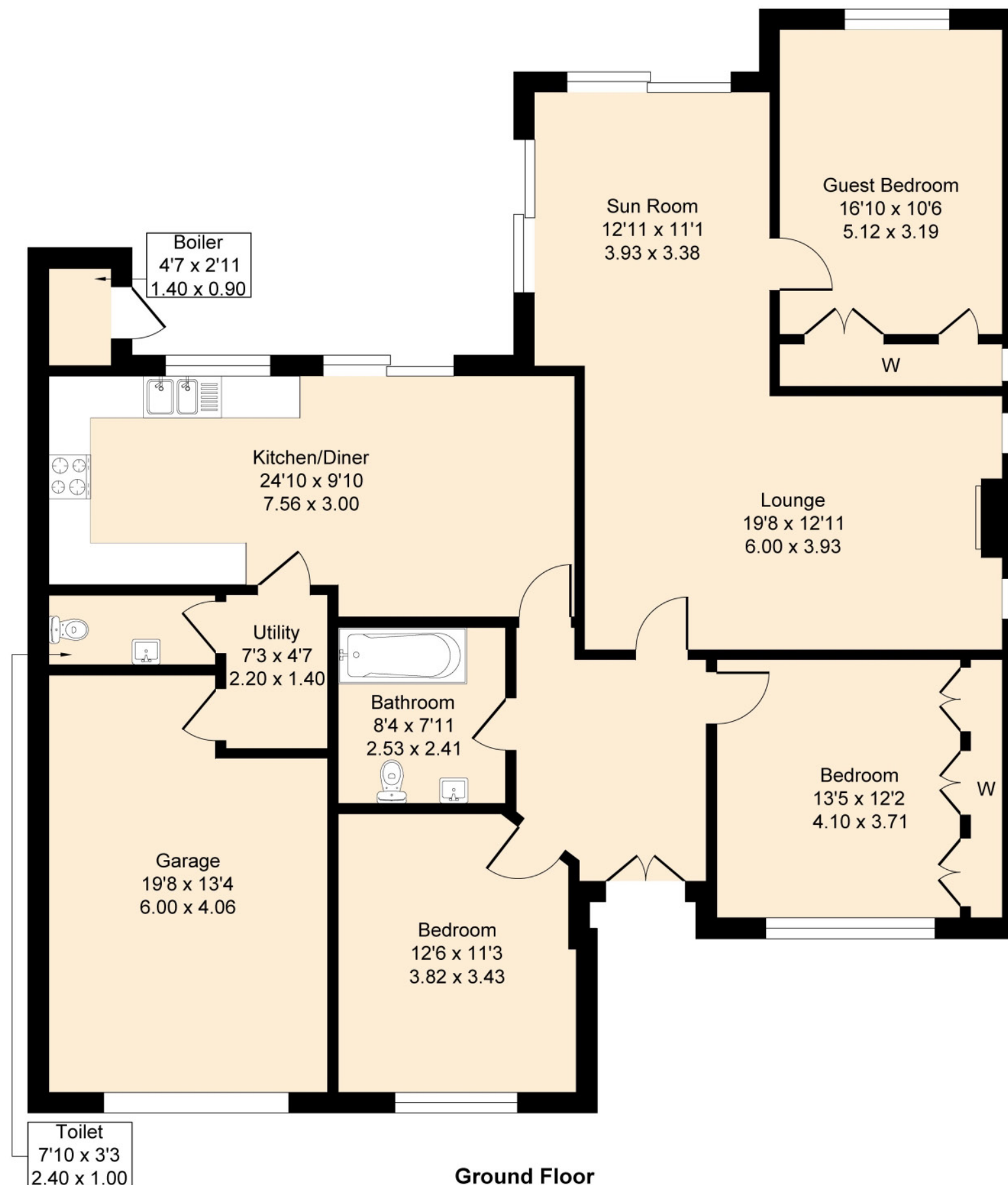












Ground Floor  
Approximate Floor Area  
1683.01 sq. ft  
(156.35 sq.m)







“My company was established in 2006.

From the hard work & founding principles then - and both aspects have very much remained true to today - we quickly grew to become an award winning company.

Our record in consistently handling the selling & Letting of properties brought to the market has been particularly impressive with a consistency demonstrable track record.”



David Freeman  
Director



Three Rivers District Council - Band F  
Energy Performance Certificate - D Rating

360 Walk Through Tour: <https://view.ricoh360.com/cfab72ef-921c-49c2-af5f-8c448dc6804f>

Video: <https://vimeo.com/1093504958?share=copy#t=0>

VIEWINGS BY AN APPOINTMENT ONLY

PRICE UPON APPLICATION



**Kings House Business Centre, Home Park Estate, Station Road, Kings Langley, WD4 8LZ**

**Tel: 01923 947373**

**[kingslangleyestates.co.uk](http://kingslangleyestates.co.uk)**

Kings Langley Estates wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No employee of the company has authority to make or give and representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.