



## 44 Rucklers Lane, Kings Langley, WD4 8AU

Guide price £825,000

- Three/Four Bedrooms
- Generous Plot
- Access into London Via KL Station
- Beautifully Presented Throughout
- Close to Kings Langley High Street
- Versatile Ground Floor Accommodation
- Schools & Amenities Nearby



# 44 Rucklers Lane, Kings Langley WD4 8AU

Tucked away in a sought-after location near the historic village of Kings Langley, this immaculate three-bedroom detached home combines timeless charm with modern family living. Carefully maintained by its current owner, the property offers generous, light-filled interiors and a wonderfully private garden – making it the perfect retreat for both everyday comfort and stylish entertaining.

From the moment you step inside, the welcoming hallway sets the tone for the home's warmth and elegance. The heart of the house is the impressive 20ft living room, flooded with natural light and opening through French doors to the rear terrace and gardens beyond. A separate dining room creates the ideal setting for family meals or dinner parties, while the well-appointed kitchen/breakfast room, complete with adjoining utility area, blends practicality with everyday ease. Completing the ground floor is a versatile family/playroom and a contemporary shower room.

Upstairs, a spacious landing leads to three beautifully proportioned bedrooms and a modern family bathroom. The principal suite enjoys fitted wardrobes, dual-aspect views, and a bespoke vanity unit, while the second bedroom also features ample storage. The third bedroom, enhanced by a striking corner window, offers further flexibility as a guest room, nursery, or home office.

The property occupies a generous plot, with off-street parking for two to three vehicles at the front. To the rear, the expansive garden has been thoughtfully designed with a large patio for outdoor dining and entertaining, flowing onto an extensive lawn bordered by secure fencing and side access.



Council Tax Band: E

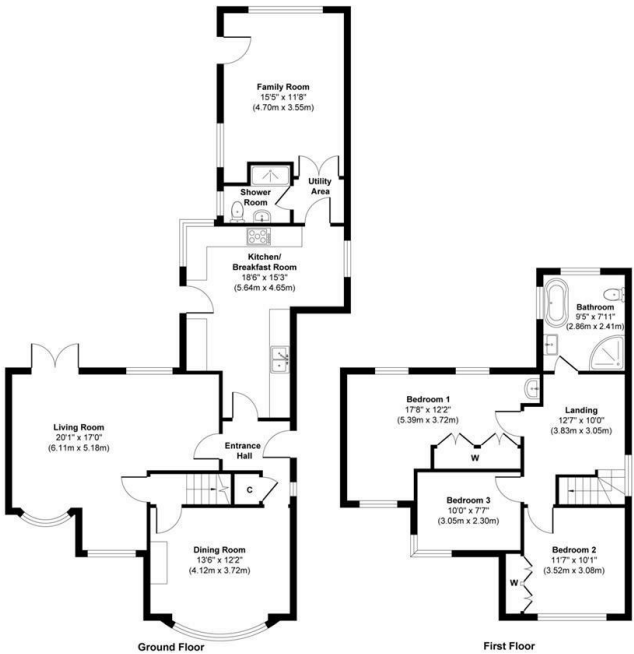


### Area Guide

Positioned within easy reach of Kings Langley's vibrant high street, this home benefits from a host of amenities including boutique shops, traditional pubs, cafés, and excellent schools. For a wider choice of shopping, leisure, and cultural attractions, Hemel Hempstead, Watford, and St Albans are all nearby. With the M25 and M1 close at hand and fast rail connections from Kings Langley and Apsley stations reaching London Euston in under 30 minutes, the property offers the perfect balance of village charm and commuter convenience. Families are particularly well served by an excellent selection of schools, from the Ofsted Outstanding-rated Two Waters Primary to leading independents such as Abbot's Hill, Westbrook Hay, Lockers Park, York House, and Stanborough Secondary.

# Rucklers Lane, Kings Langley, Hertfordshire, WD4 8AU

Approx. Gross Internal Area 1522 sq.ft - 141.40 sq.m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Produced by AliciaDrumel.com

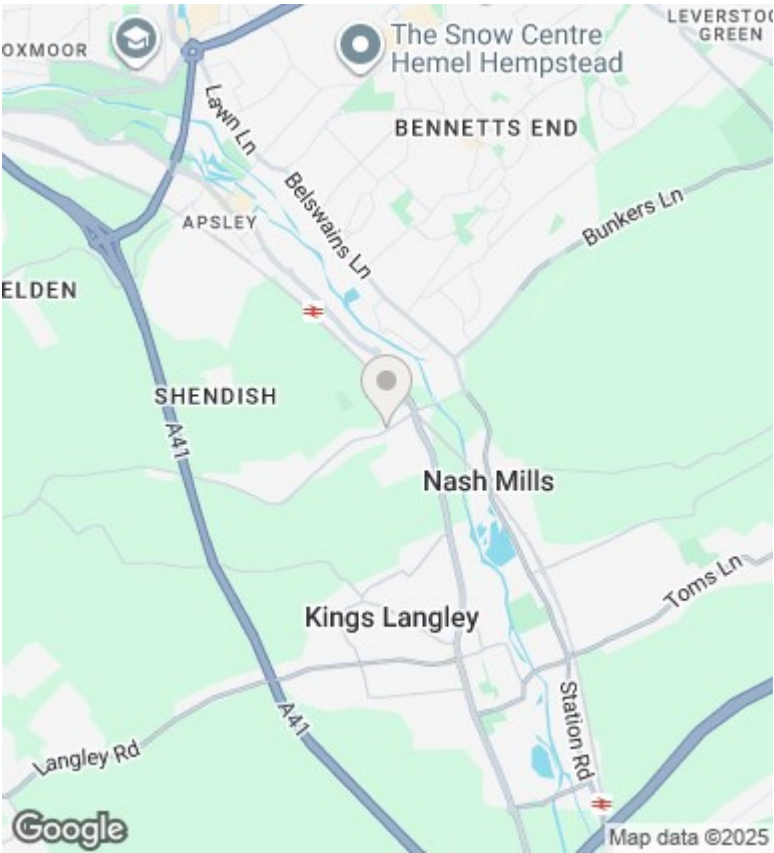
## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		