



Alexandra Road, Kings Langley

Guide Price £550,000

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& holt







## Alexandra Road

### Kings Langley

Nestled in the charming village of Kings Langley, this delightful terraced house offers a perfect blend of comfort and convenience. Boasting three generously sized double bedrooms, this property is perfect for growing families or those looking for extra space. The well-designed layout includes a spacious living area, a modern kitchen/diner, and a convenient bathroom on the ground floor.

Step outside and discover the beautifully maintained West-facing garden, perfect for enjoying outdoor gatherings or simply relaxing in the fresh air. The property is conveniently located within easy reach of local amenities and is within walking distance of Kings Langley High Street, schools, and train station, making it an ideal choice for those seeking a peaceful village lifestyle without sacrificing accessibility.

Don't miss the opportunity to make this charming property your new home. Contact us today to arrange a viewing.





## Alexandra Road

### Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious kitchen-diner
- Double storey extension
- Large West-facing garden
- Walking distance to Kings Langley High Street and train station
- 2 bathrooms
- 3 double bedrooms







## General information

### Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

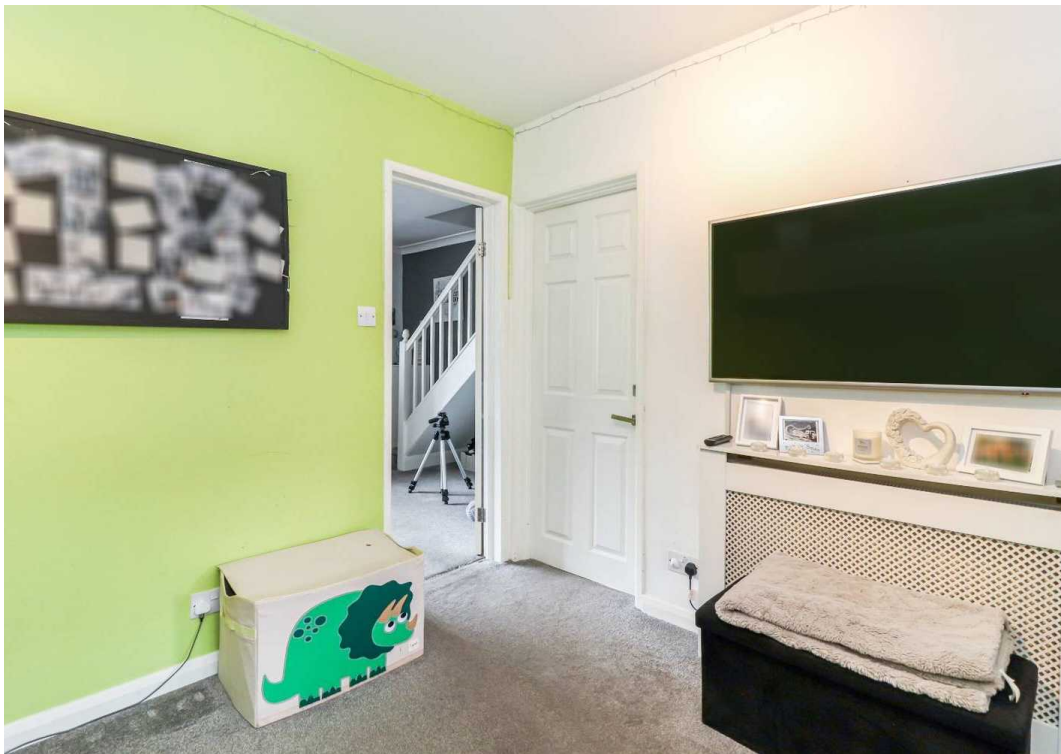
### Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

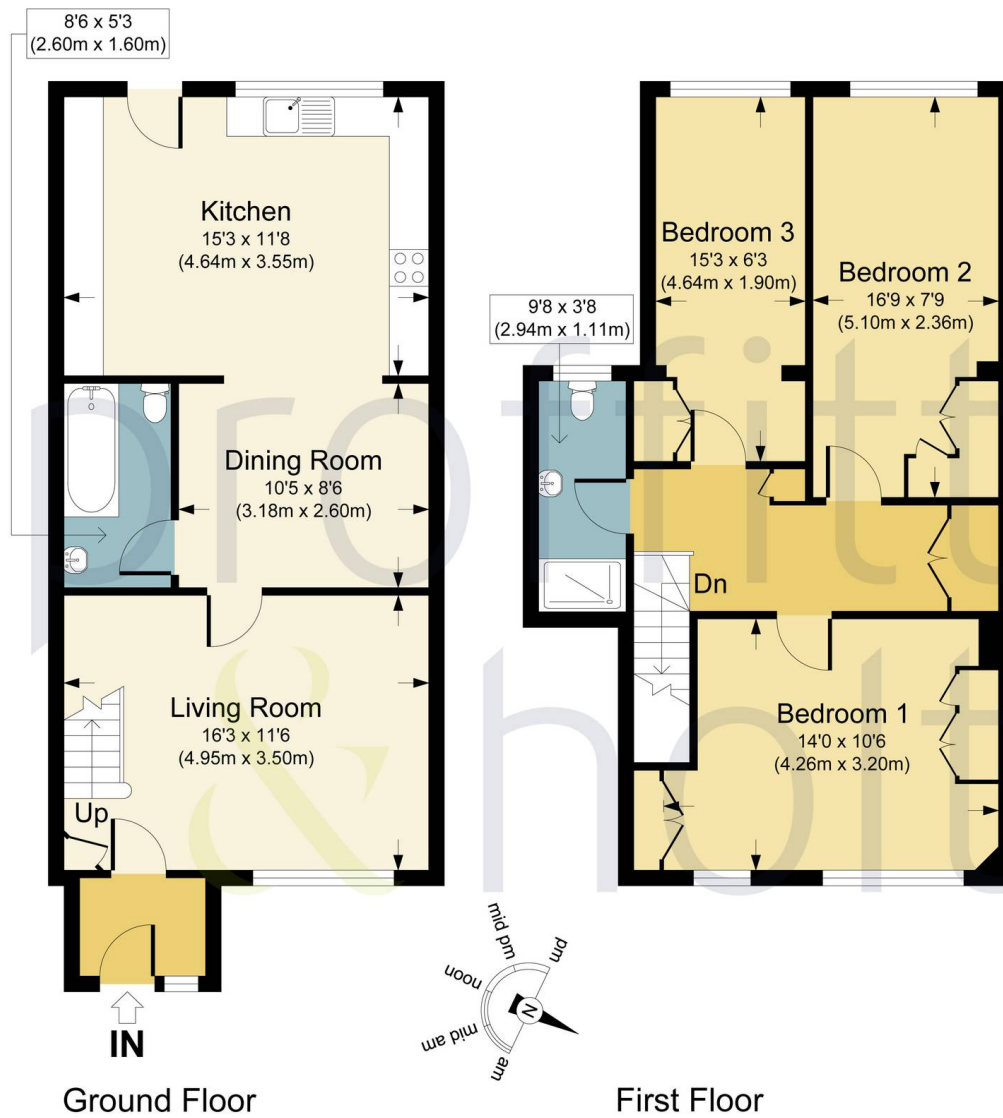












**ALEXANDRA ROAD, WD4**

APPROX. GROSS INTERNAL FLOOR AREA 1034.51 SQ FT / 96.11 SQ M.

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## Proffitt & Holt

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