



Coniston Road, Kings Langley

£899,950

proffitt
& holt





Coniston Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available five bedroom detached family located on the highly sought after West side of Kings Langley and offering both flexible and versatile accommodation set over three floors. The property is within close proximity to highly regarded local schooling.

The property is offered to the market with no upper chain and the internal accommodation comprises entrance hall, living room, dining room, open plan kitchen/breakfast room and downstairs wc to the ground floor.

To the first floor there are four well-proportioned bedrooms (two with en suites) a family bathroom and walk in wardrobe. The top floor boasts a double bedrooms with en suite.

Externally the property excels with ample parking on the driveway for multiple vehicles, whilst to the rear the garden is low maintenance and mainly laid to lawn. To arrange an internal inspection please contact leading local agent Proffitt and Holt.





Coniston 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: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Five Bedrooms
- Detached
- Garage
- No Upper Chain
- Sought After Location





General information

Services

Mains, electricity, water, gas 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.

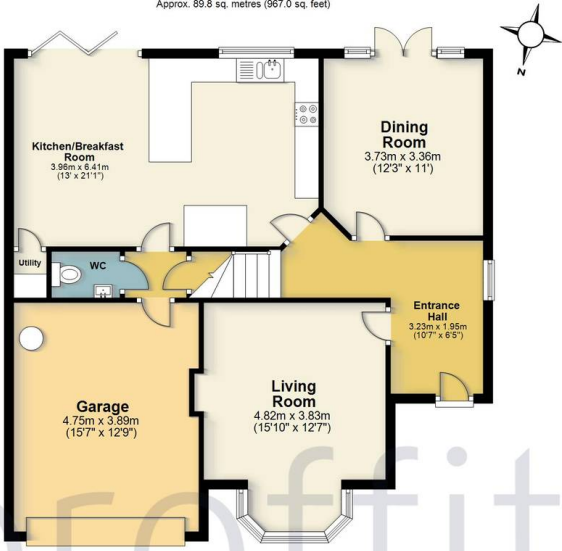
For broadband and mobile speeds see;
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





Ground Floor

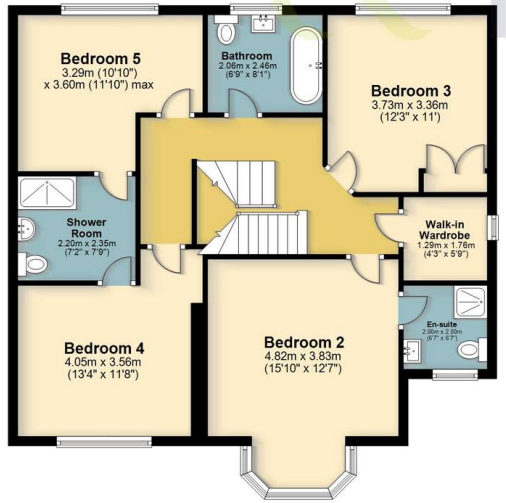
Approx. 89.8 sq. metres (967.0 sq. feet)



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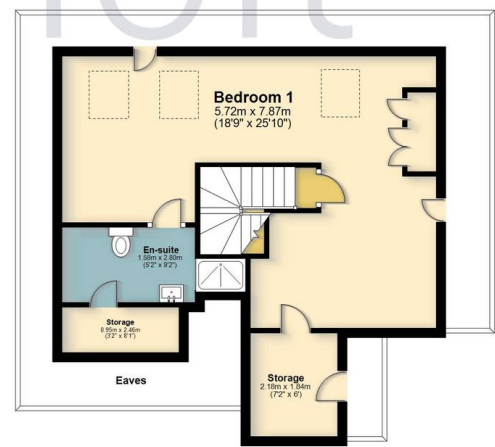
First Floor

Approx. 86.1 sq. metres (926.9 sq. feet)



Second Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



Total area: approx. 226.9 sq. metres (2441.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
 Plan produced using PlanUp.





Proffitt & Holt

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