



38 Vicarage Lane, Kings Langley  
£775,000

proffitt  
& holt





## 38 Vicarage Lane

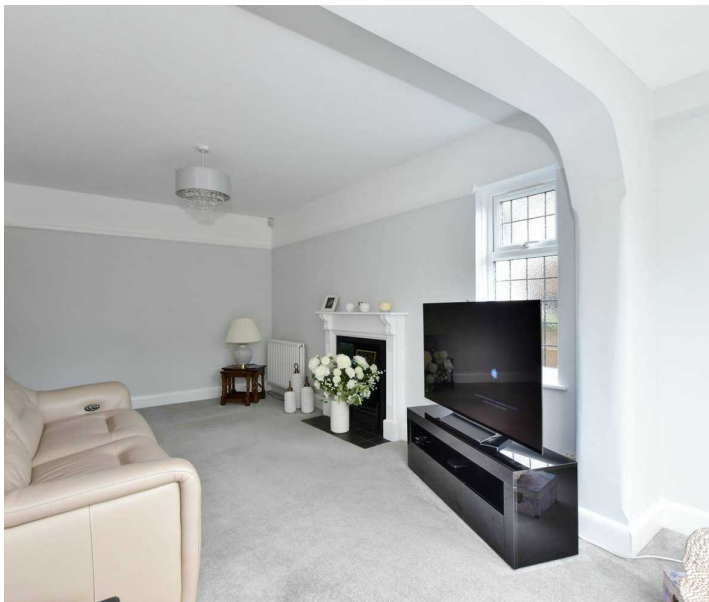
Kings Langley, Kings Langley

NO UPPER CHAIN. An attractive detached family home in the heart of Kings Langley village, within a short stroll of the High Street and local Schools. Offering bright and spacious accommodation throughout with a lovely South-facing rear garden, ample off street parking and excellent potential to extend (STPP). EER: D Council Tax Band: F

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

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode\*

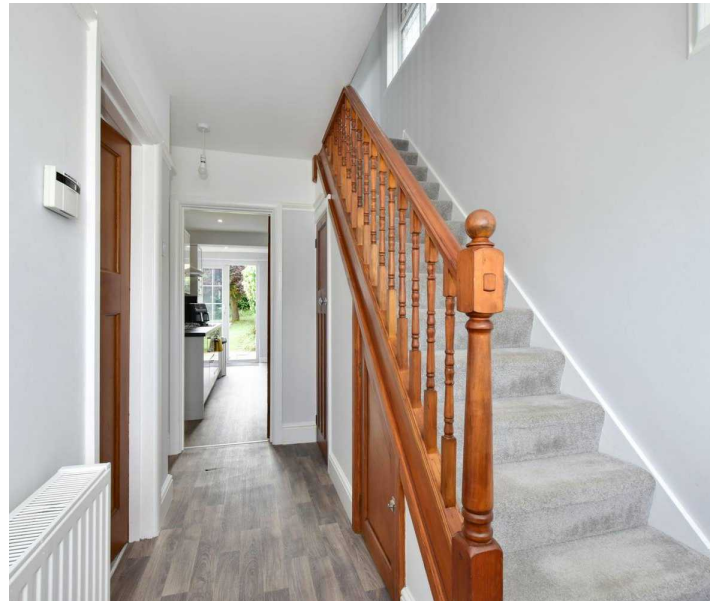
Suitable for\*\*

Web & social

Flawless video calls

4K streaming

Online gaming

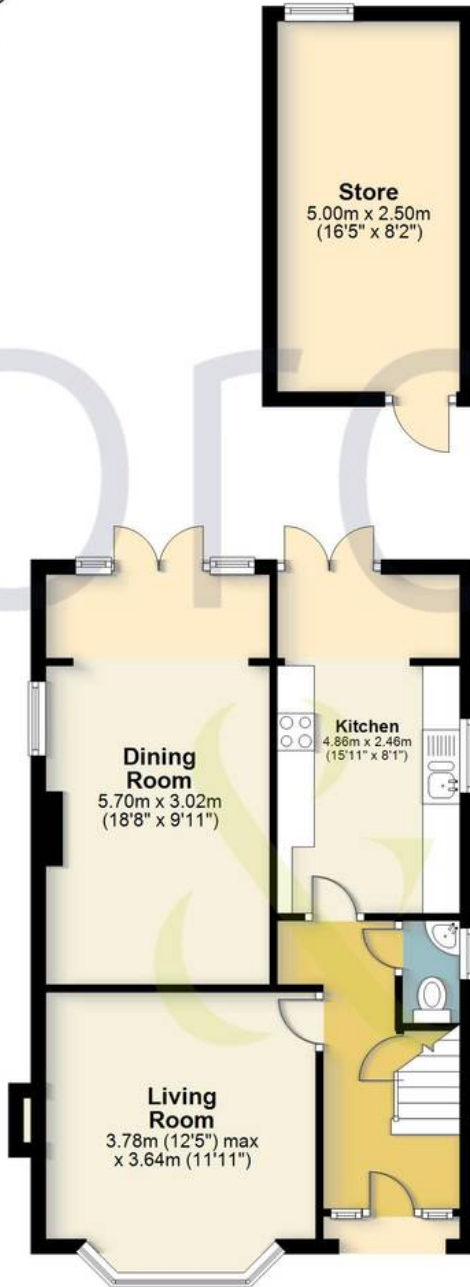






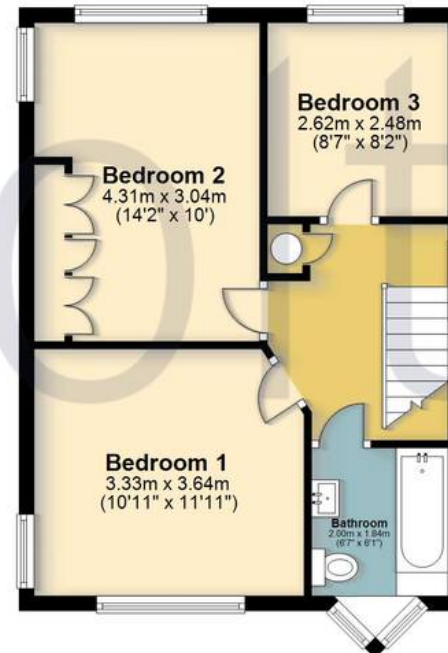
### Ground Floor

Approx. 63.0 sq. metres (678.6 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



Total area: approx. 106.6 sq. metres (1147.8 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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