



Watford Road, Kings Langley

In Excess of £600,000

proffitt  
& holt







## Watford Road

### Kings Langley

Proffitt and Holt are pleased to bring to the market this attractive and charming detached cottage, in the heart of Kings Langley, within walking distance of both the main High Street and train station. Having been sympathetically extended and upgraded by the current owners, it offers a lovely blend of character features and modern convenience.

The ground floor consists of a particularly spacious living room to the front, whilst to the rear is a fantastic open-plan kitchen/diner, which seamlessly leads out to the garden via the bi-fold doors. Skylights flood this space with light and the kitchen, which is fitted in a contemporary handleless design, offers plenty of storage and worktop space, with a number of integrated appliances. Additionally, there is a guest W/C for added convenience.

To the first floor, there are three comfortable bedrooms and a spacious family bathroom, which has been fitted in a stylish design, with white suite and grey tiles. The master bedroom is a particularly good size double room, whilst the second bedroom offers fantastic views across the valley.

Externally, the rear garden offers separate decked and lawned areas, making it an ideal space to entertain or for children to play. There is also a brick built office and store at the rear, with power and lighting. Side access takes you to the front of the house, where there is hardstanding. Please note that planning permission would need to be sought in order to make this a useable driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Watford 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 a distance of approximately one mile.

- Sympathetically extended
- Detached
- Large living room
- Downstairs W/C
- Short walk to Kings Langley High Street and train station
- Attractive garden with brick built office/store
- Open-plan kitchen/diner
- Complete onward chain







**For broadband and mobile speeds see:**

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

## **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.











### Ground Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 111.8 sq. metres (1203.1 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

