



Jubilee Walk, Kings Langley

£775,000

proffitt  
& holt





## Jubilee Walk

### Kings Langley

A simply stunning four bedroom family home located in the heart of Kings Langley village and within walking distance to the village high street and Kings Langley station. This property is a real must see to be fully appreciated.

The internal accommodation comprises entrance hall, living room, kitchen/breakfast room, downstairs guest WC, two well-proportioned first floor bedrooms (one with en suite) and a separate family bathroom. The top floor houses a further two bedrooms (one currently used as a dressing room) and a further shower room. Externally, the property excels with parking the front and a low maintenance and very private garden to the rear with the additional benefit of a recently installed covered seating area ideal for outdoor entertaining.





## Jubilee Walk

### 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

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Three Bathrooms - Including En-Suite to Master Bedroom
- Beautifully Presented Throughout
- Driveway Front Parking
- Stunning Kitchen/Breakfast Room
- Ground Floor Guest WC
- Recently Installed Covered Outdoor Seating Area
- Very Private Rear Garden
- Short walk to Kings Langley High Street and Train Station
- Quiet Cul-De-Sac





## 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/>





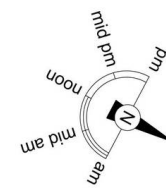


Ground Floor

First Floor

JUBILEE WALK, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1574.11 SQ FT / 146.24 SQ M.  
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# Proffitt & Holt

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