



Coniston Road, Kings Langley

£509,950

proffitt  
& holt







## Coniston Road

Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom family home located within close proximity to highly regarded local schooling and is situated in the highly sought after village of Kings Langley.

The internal accommodation comprises entrance porch, entrance hall, downstairs wc, living room, kitchen, utility and conservatory to the ground floor.

To the first floor there are three well-proportioned bedrooms and a family bathroom.

Externally the property boasts a generous and private garden to the rear.

The property also benefits from further potential to extend (stpp).

To arrange an internal inspection please contact leading local agent Proffitt and Holt.







## 70 Coniston Road

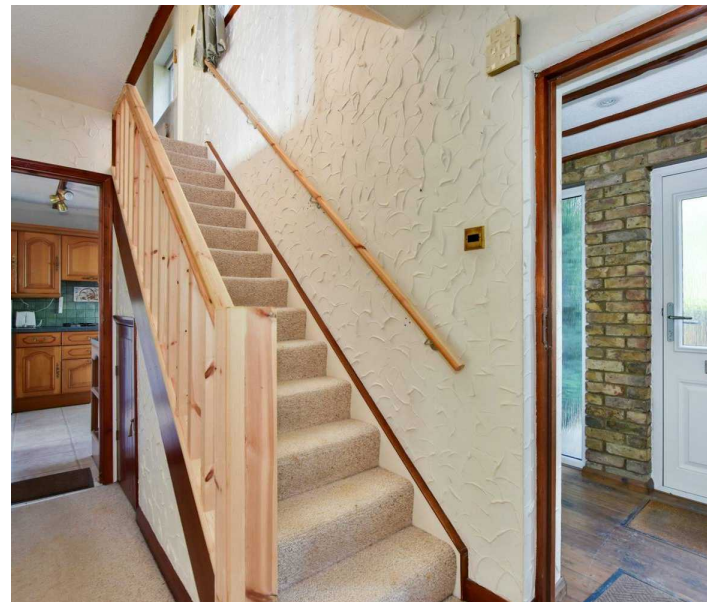
Kings Langley, Kings Langley

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.

Council Tax band: TBD

Tenure: Freehold

- Excellent Potential
- Freehold
- Close to School
- Three Bedrooms
- West Side of Kings Langley
- NO UPPER CHAIN
- Generous Garden





## 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/>





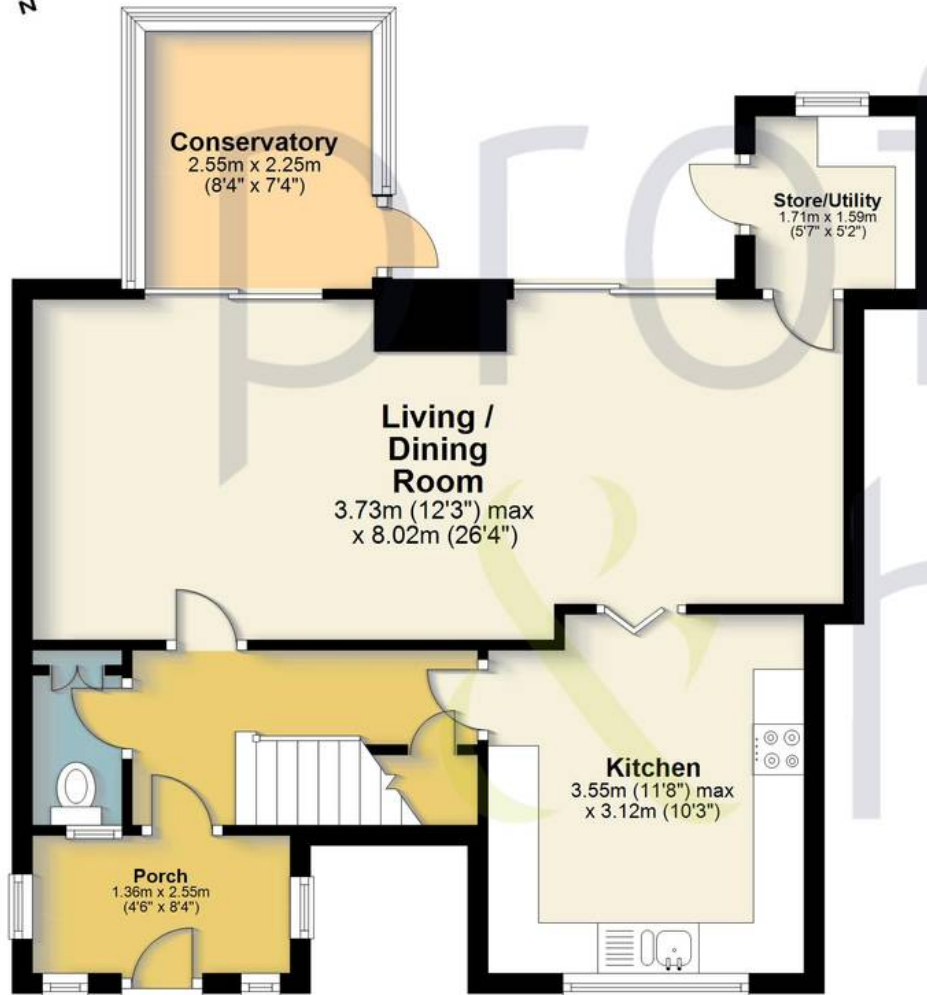






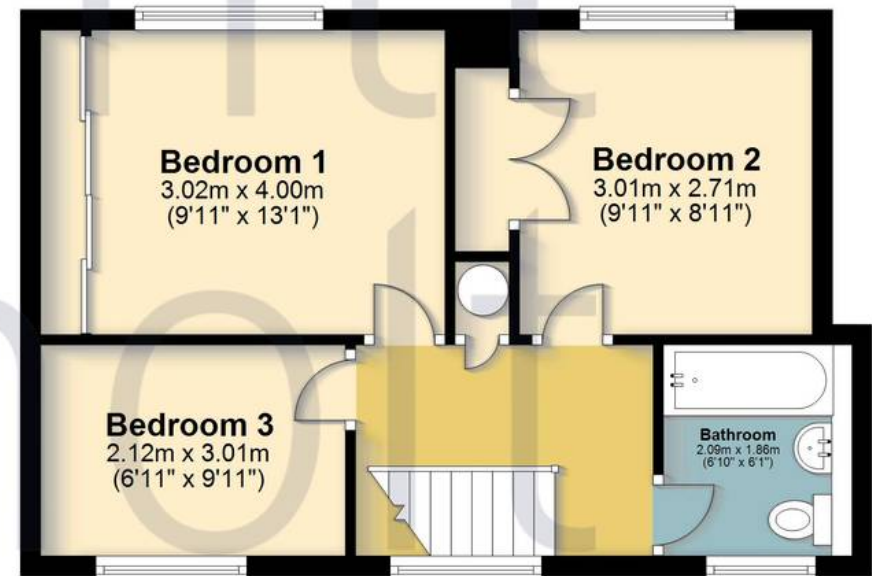
## Ground Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 98.5 sq. metres (1060.1 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 • [kings@proffitt-holt.co.uk](mailto:kings@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

