



Gallows Hill, Kings Langley

£1,250,000

proffitt
& holt





Gallows Hill

Kings Langley, Kings Langley

A classic 1920's detached family home, retaining many character features to include Art Deco fireplaces, original stained glass internal doors and servants bell system. The property is situated within a central location and within walking distance of both Kings Langley Station and Abbots Langley village. The formal rear gardens and plot extend to 0.33 acres, whilst to the front of the house there is ample private parking to include garaging.

Internally, the property offers a welcoming hallway with stairs leading to the first floor and doors leading to the ground floor accommodation. The open plan reception areas feature two Art Deco fireplaces and oak flooring, with the dining room overlooking the rear terrace and garden. These rooms could be separate as the owner has the original doors in storage. The kitchen/breakfast room offers plenty of wall and floor cabinets with integrated appliances and a peninsular breakfast bar, dining area and air conditioning. Just off the hallway there is access to a guest cloakroom and the garage, which has planning in place to be converted into a separate study.

The first floor comprises of a spacious landing area with a leaded-light window and doors leading to all of the rooms. The property offers five well-proportioned bedrooms, with one of the bedrooms having a 'Jack and Jill' bathroom, whilst a separate shower room is located just off the landing.

A certain feature of the property is the private rear garden, which offers an open terrace just off the back of the property, with the remaining garden laid mostly to lawn with a good variety of mature plants, trees and shrubs, Gated side access takes you to the front of the house which offers ample private parking for several vehicles and the two garages (one integral).





Gallows Hill

Kings Langley

Abbots Langley has a number of local shops catering for most daily 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 approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Plot Extends to 0.33 Acres
- Potential to Extend STPP
- Ample Private Parking plus Garaging
- Walking Distance of Kings Langley Station and Abbots Langley Village
- Late 1920s Detached Family Home
- Character Features Throughout





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.

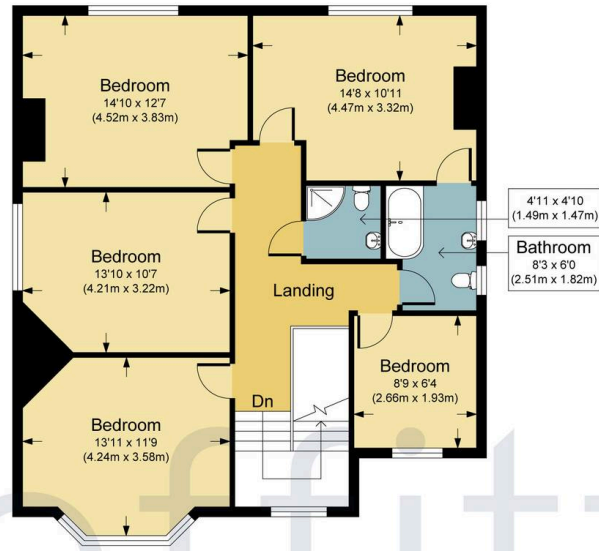
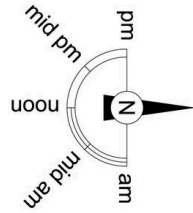
Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

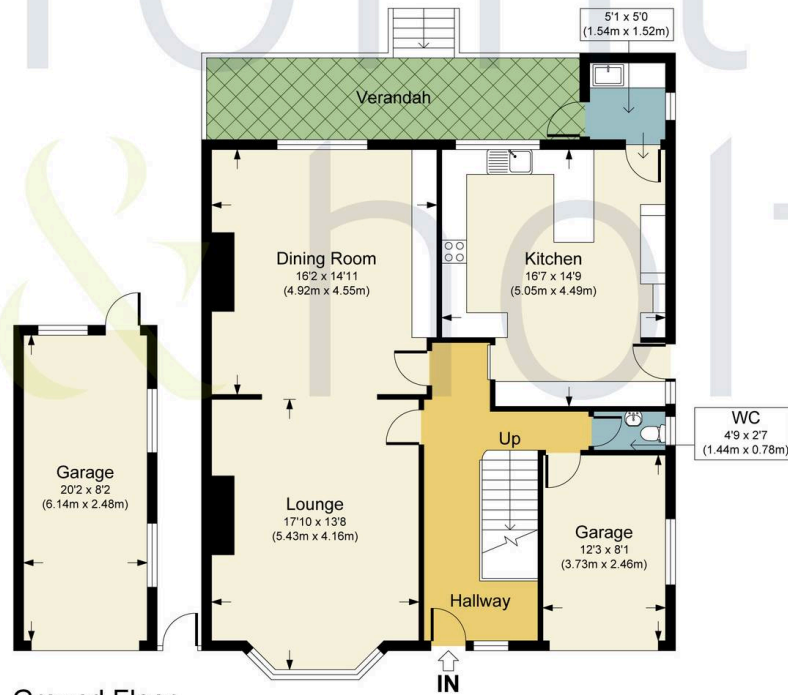
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First Floor



Ground Floor

GALLOWS HILL, WD4

APPROX. GROSS INTERNAL FLOOR AREA 2122.75 SQ FT / 197.21 SQ M. INC. GARAGE

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Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • stlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

