



Langley Hill, Kings Langley

£1,000,000

proffitt
& holt





Langley Hill

Kings Langley

Proffitt and Holt are delighted to offer to the market this four bedroom detached family home located in arguably the most sought after road in all of Kings Langley, Langley Hill.

The property is located on the very popular west side of Kings Langley and is within close proximity to both the village high street and its highly regarded local schooling.

The property has been tastefully presented by the current owners and the internal accommodation comprises entrance hall, living/dining room kitchen/breakfast room and conservatory to the ground floor. To the first floor there are three well-proportioned bedrooms, a family bathroom and a separate wc. The second floor houses a fourth bedroom and a further shower room.

Externally the property excels with ample parking to the front, a garage and a beautiful garden to the rear which is mainly laid to lawn but also includes a generous paved patio seating area and a multitude of mature hedging and herbaceous borders.

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





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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: G

- Sought After Location
- Walking Distance to High St
- Detached
- Further Potential (stpp)
- Garage
- Langley Hill
- Beautiful Garden
- Close to High Regarded Schooling





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/>





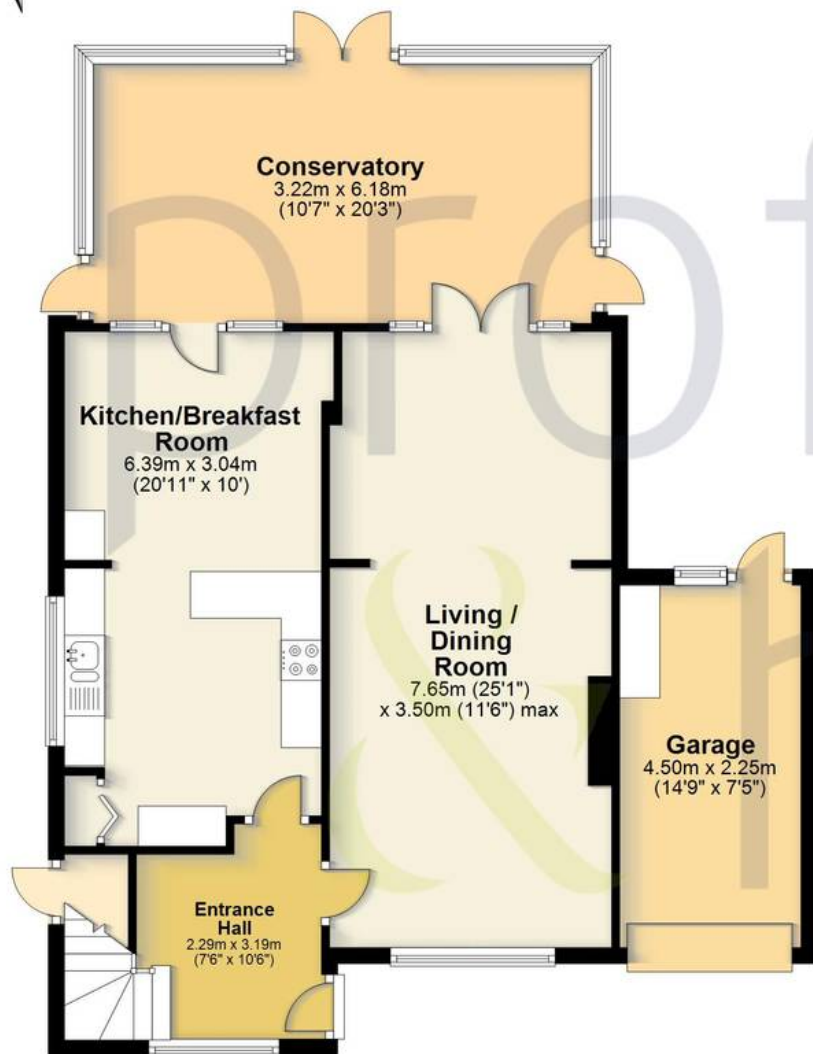






Ground Floor

Approx. 85.7 sq. metres (922.2 sq. feet)



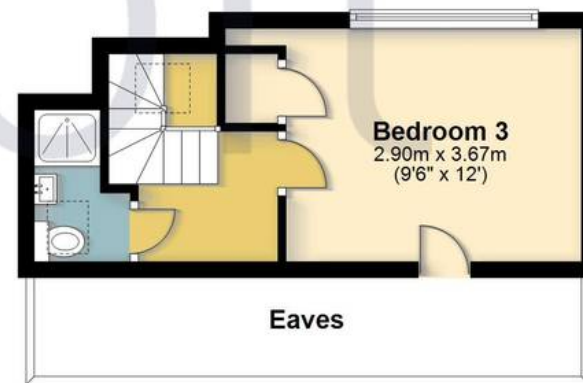
First Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Second Floor

Approx. 18.3 sq. metres (196.7 sq. feet)



Total area: approx. 152.6 sq. metres (1643.1 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

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