



Toms Lane, Kings Langley

In Excess of £685,000

proffitt  
& holt





## Toms Lane

### Kings Langley

Proffitt and Holt are delighted to offer to the market this 2/3 bedroom detached bungalow nestled in a peaceful neighbourhood, offering a perfect blend of comfort and potential for modernization. OFFERED FOR SALE WITH NO UPPER CHAIN.

As you approach, the property stands proud with an inviting facade, boasting a generously sized driveway capable of accommodating up to 5 cars effortlessly, making it ideal for families or those who appreciate ample parking space. Additionally, a single garage provides added convenience for secure vehicle storage or as a versatile space for hobbies and storage needs.

Upon entering this delightful bungalow, you're greeted by a warm and welcoming atmosphere. The interior features a well-proportioned living area, adorned with large windows that invite natural light to cascade through, creating an airy and bright ambiance. The open-plan layout seamlessly connects the living and dining areas, offering flexibility for various furniture arrangements and entertaining possibilities.

The property boasts two generously sized bedrooms, with the potential to convert an additional room into a third bedroom, home office, or a cozy den, accommodating the diverse needs of its future owner. The bedrooms offer a tranquil retreat, each providing ample space and natural light, ensuring comfort and relaxation.

The kitchen, while maintaining its functional layout, presents an exciting opportunity for customization and modernization to create a contemporary culinary space tailored to personal preferences. Adjacent to the kitchen, a utility area adds practicality to the home, offering convenience for laundry and additional storage.

Step outside into the expansive garden which is well kept and a truly relaxing place to be, whether it is a beautiful sunny day and bbq time with friends and family. Or even if you want to have a cup of tea or coffee while reading a book.





## Toms Lane

### Kings Langley

Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax band: F

Tenure: Freehold

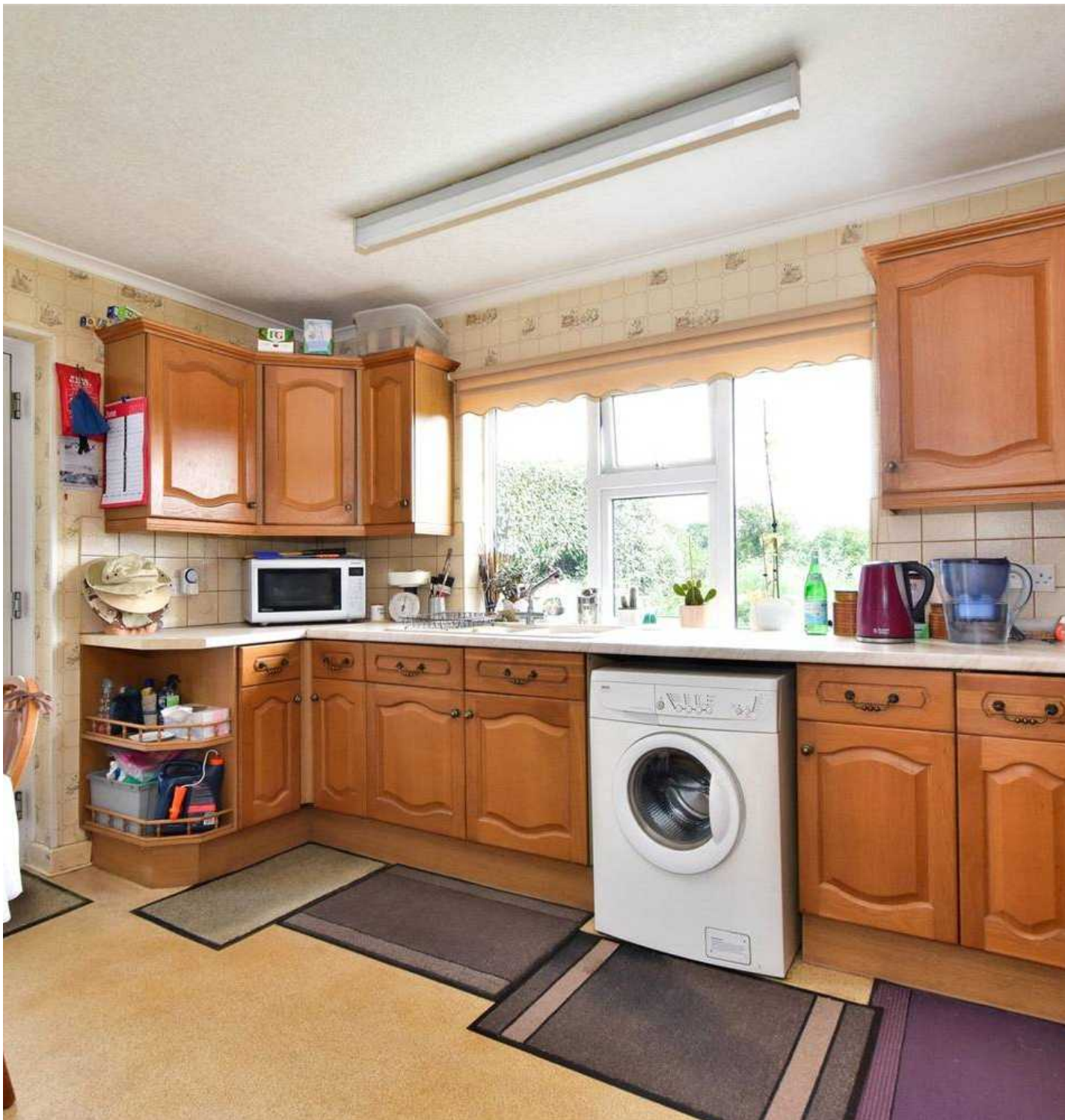
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Generous Garden
- Sought After Location
- Ample Parking
- Two/Three Bedrooms
- NO UPPER CHAIN
- Excellent Potential to Improve/Extend (stpp)
- Detached





## 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.

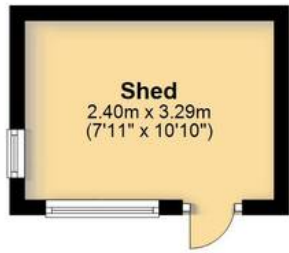
*For broadband and mobile speeds see; <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>*





### Ground Floor

Approx. 106.0 sq. metres (1141.1 sq. feet)



### First Floor

Approx. 27.9 sq. metres (300.2 sq. feet)



Total area: approx. 133.9 sq. metres (1441.3 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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