



117d Primrose Hill, Kings Langley

In Excess of £575,000

proffitt  
& holt







## 117d Primrose Hill

, Kings Langley

Located within walking distance of Kings Langley Railway Station (0.7 miles) is this brand new three bedroom, two bathroom, semi-detached family home, offering accommodation arranged over three floors, whilst benefitting from a private rear garden and off street parking for two vehicles. EER: TBC Three Rivers Council Tax Band: E

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: E

Tenure: Freehold







## Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode\*

Suitable for\*\*

Web & social

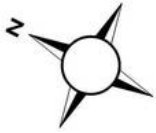
Flawless video calls

4K streaming

Online gaming







## Ground Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



## First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



## Second Floor

Approx. 21.5 sq. metres (231.7 sq. feet)



Total area: approx. 92.5 sq. metres (995.3 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 -

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Plan produced using PlanUp.







# Proffitt & Holt

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