



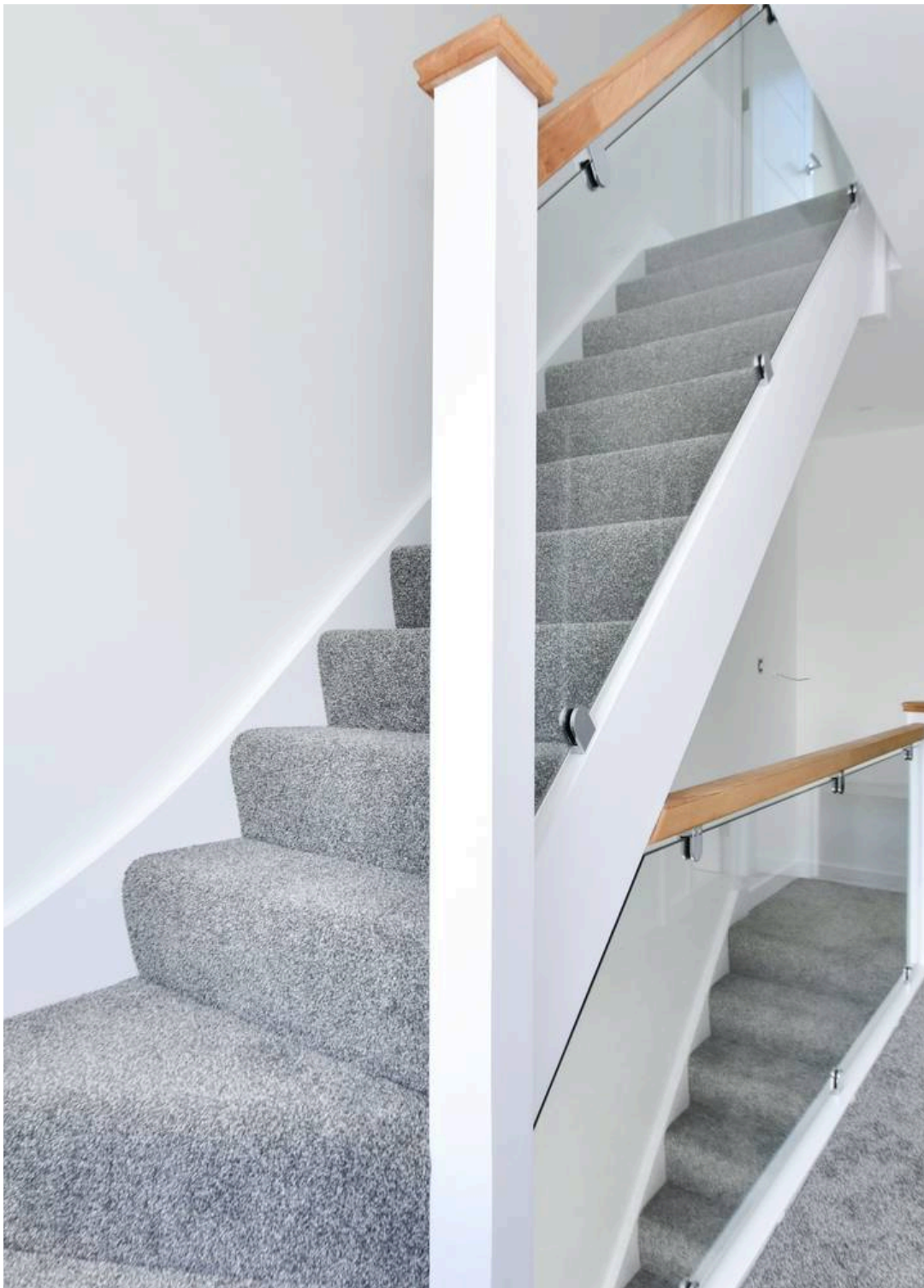
Primrose Hill, Kings Langley

In Excess of £525,000

proffitt  
& holt







## 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.

Internally the ground floor comprises, entrance hallway, guest cloakroom, kitchen and open plan sitting/dining room with Bi-Folding doors to the rear garden. The first floor boasts two bedrooms, both of which are served by a family bathroom, whilst the second floor is devoted to the principal bedroom with an en suite shower room.

Externally the property excels with a private and low maintenance garden to rear which consists of a paved patio seating area (ideal for entertaining), with steps leading up to the remainder of the garden, which is laid with artificial grass - making the outside space easy to maintain and ready to enjoy!

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





## 117e Primrose Hill

### 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- New Build
- Semi-Detached
- Walking Distance of Kings Langley Railway Station
- Three Floors
- Open Plan Sitting/Dining Room
- Guest Cloakroom
- Principal Bedroom with En Suite
- Private Parking for Two Vehicles
- NO UPPER CHAIN.







**For broadband and mobile speeds see:**

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **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**

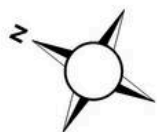
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





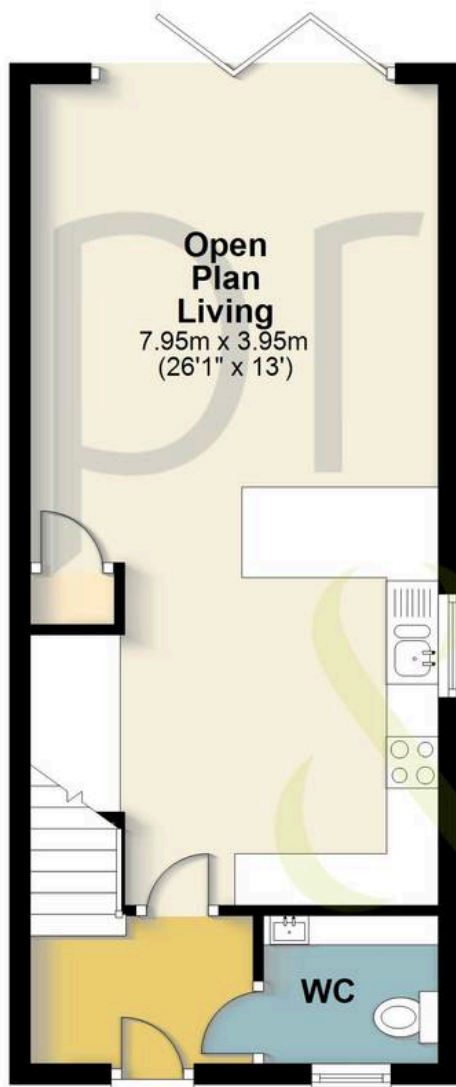






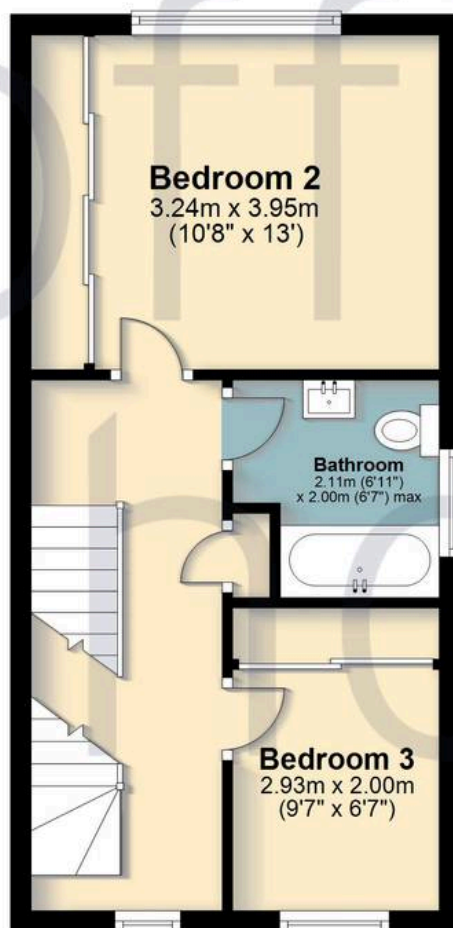
## Ground Floor

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



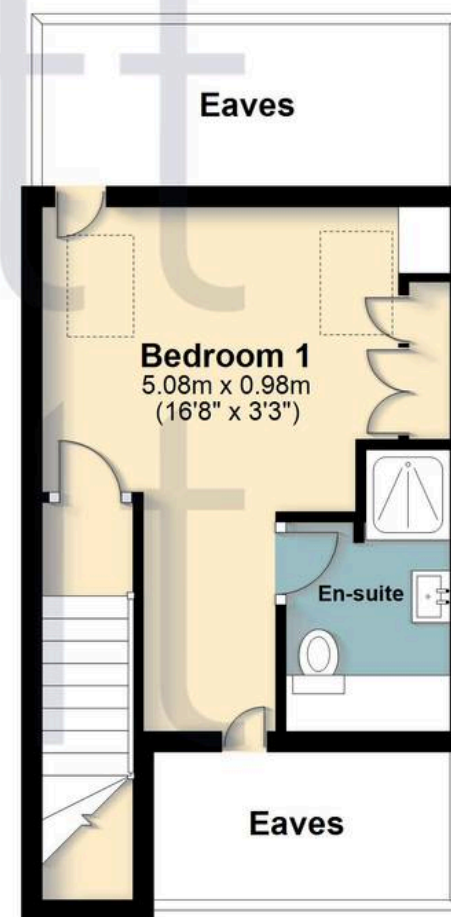
## First Floor

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

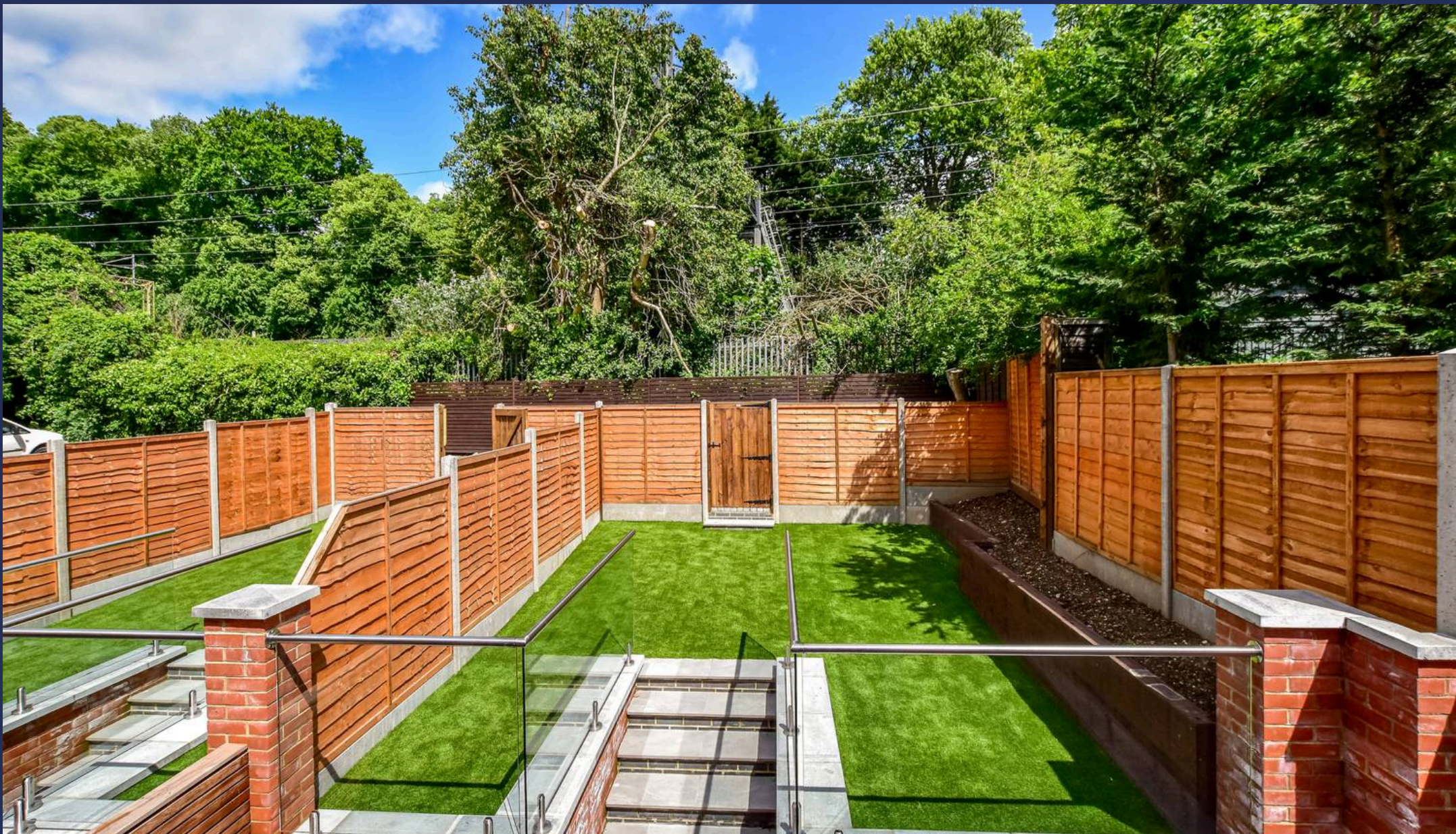
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -

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Plan produced using PlanUp.







## Proffitt & Holt

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