



Coniston Road, Kings Langley

In Excess of £650,000

proffitt  
& holt







## Coniston Road

Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom detached family home located on the highly sought after west side of Kings Langley village and within close proximity to the high street and all its local amenities.

The internal accommodation comprises entrance porch, entrance hall, living room, dining room, kitchen, downstairs wc. and conservatory.

To the first floor there are three well-proportioned bedrooms and a luxury and re fitted four piece family bathroom.

Externally the property excels with driveway parking to the front and a private and low maintenance garden to the rear.

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

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







## Coniston Road

### Kings Langley

Kings Langley village centre 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 mins) and Junction 20 of the M25 is approximately a distance of one mile. Regent Close is located in great position in the village in a quiet cul-de-sac off Rectory Lane. The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school. Kings Langley station is approximately 1.3 miles away and offers a regular mainline service London Euston and Birmingham. The M25 is accessed at Junction 20 and provides access to the general motorway network and airports.

- Re Fitted Bathroom
- Sought After Location
- NO UPPER CHAIN
- Well Presented Throughout
- Detached
- Close to Highly Regarded Schooling
- Walking Distance to High St







## 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:***

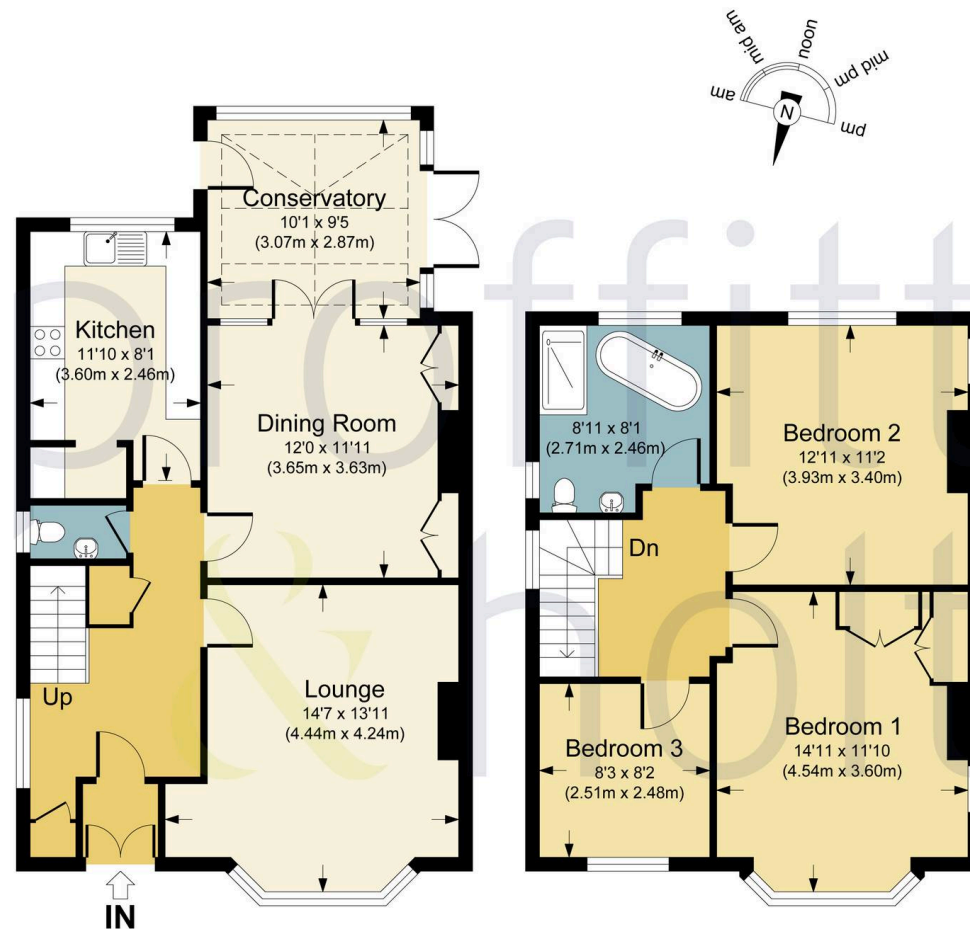
***<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>***











Ground Floor

First Floor

CONISTON ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1183.16 SQ FT / 109.92 SQ M  
PHOTKL: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2023.







## Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

