



Rucklers Lane, Kings Langley

In Excess of £500,000

proffitt
& holt





Rucklers Lane

Kings Langley

A fantastic opportunity to purchase this spacious family home, which is comfortably positioned on a quiet turning in this semi-rural setting, with an abundance of woodlands and attractive walks just moments away, yet still within walking distance of Kings Langley High Street and Apsley train station.

Having been upgraded throughout by the current owners, the accommodation is tastefully decorated. The ground floor boasts a large entrance hall and coat cupboard with guest W/C and opens out in to a lovely open-plan kitchen/living space, which is perfectly suited to entertaining or for everyday family life. The kitchen itself is fitted in a contemporary design and offers a number of integrated appliances, whilst the exposed brick wall, herringbone floors and large sliding patio doors give the property an edgy feel. To the first floor, there are 3 comfortable bedrooms and a family bathroom, with the master bedroom offering a full row of bespoke wardrobes. The family bathroom has been fitted in a contemporary white suite with metro tiles.

Externally, both front and rear gardens have been fully landscaped, with the rear garden offering a cleverly tiered space with well thought out zones, perfect for entertaining. As well as the brick built store, there is also a covered side access and further store room which leads you to the front of the house, where there is a wide array of residents parking.

Viewing highly recommended.





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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Tastefully Decorated Throughout
- Downstairs WC
- Landscaped Front and Rear Gardens
- Open-plan living accommodation
- Quiet Turning in a Semi-Rural Setting
- Residents Parking





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.





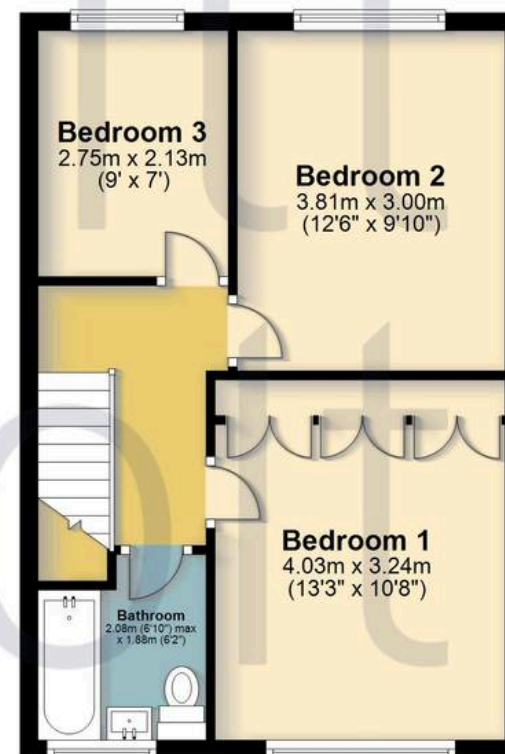
Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 97.9 sq. metres (1054.1 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.





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