

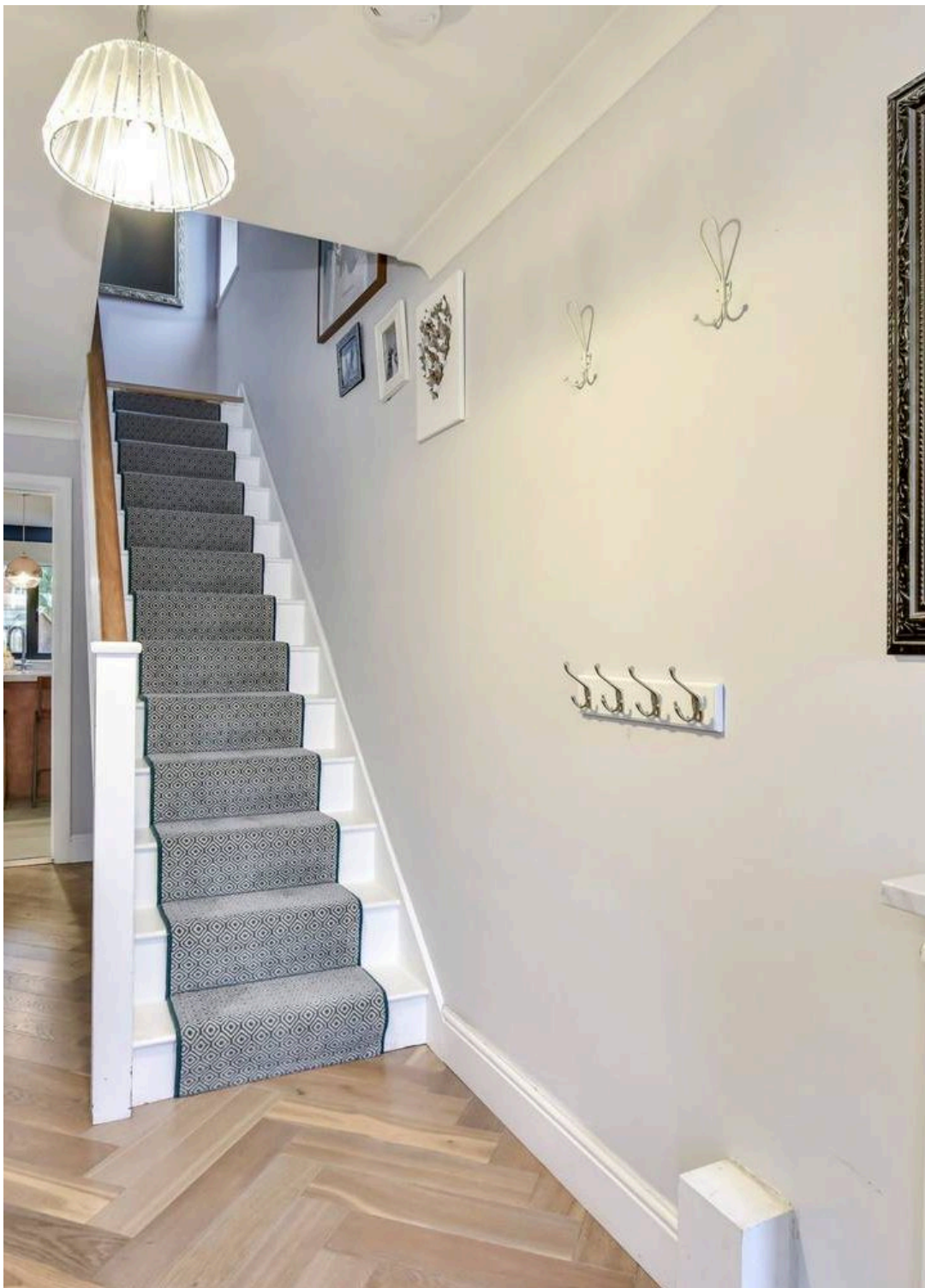


Kings Meadow, Kings Langley

In Excess of £1,100,000

proffitt
& holt





Kings Meadow

Kings Langley

Proffitt and Holt are delighted to offer to the market this simply stunning and deceptively spacious four bedroom detached family home located in the highly sought after village of Kings Langley.

The property has been tastefully upgraded and extended by the current vendors and also enjoys the largest plot on this exclusive development which is within walking distance to scenic walks along the Grand Union Canal. The property is conveniently positioned and equidistant to both the village high street and Kings Langley station.

Internally, the property excels with the accommodation comprising entrance hall, living room, open plan kitchen/breakfast/family area with bi folding doors out, a separate play room, utility, downstairs wc and store area all to the ground floor.

To the first floor, there are four well proportioned bedrooms with the master boasting its own dressing area and en suite shower room and a separate and luxury family bathroom.

Externally the property really comes into its own with a generous paved patio seating which is partially covered, whilst the remainder of the garden is mainly laid to lawn. Where this property differs from the majority on the road, is that the garden enjoys a much larger plot which opens up at the rear and turns a corner into a further lawned area which is ideal for a growing family and is a real 'must see'.

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





Kings Meadow

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), Junction 6 of the M1 and Junction 20 of the M25 are approximately a distance of one mile.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Five Bedrooms
- Detached
- Beautifully Presented
- Largest Plot on the Road
- Sought After Location
- Walking Distance to Village
- Open Plan Kitchen/Diner





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/>





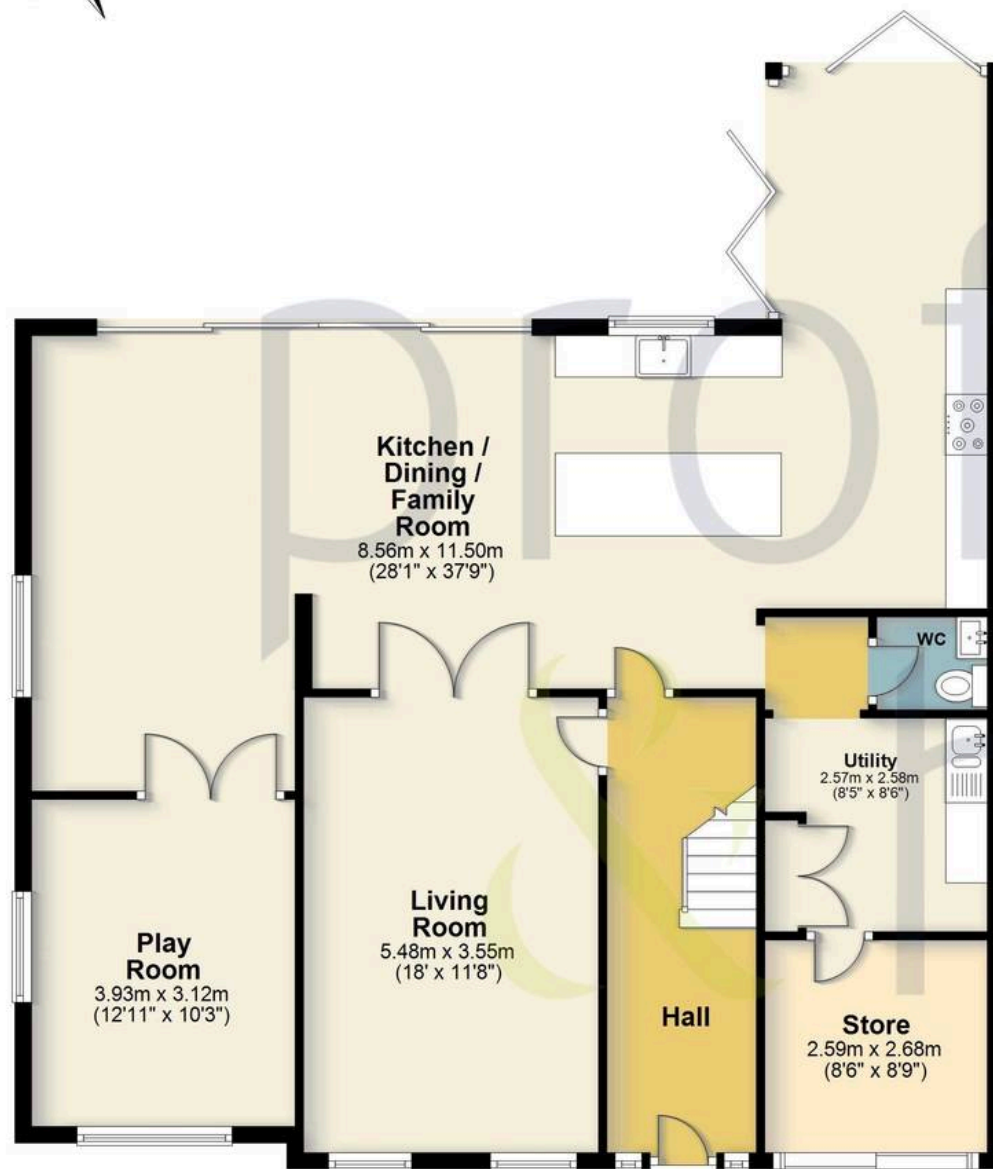






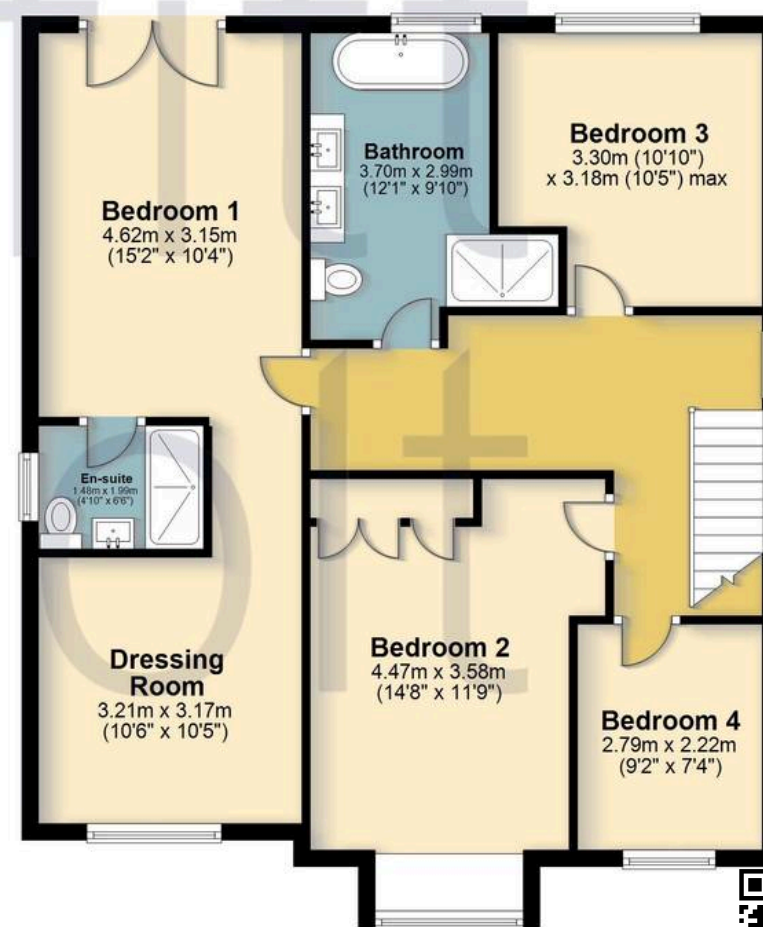
Ground Floor

Approx. 119.3 sq. metres (1283.7 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.9 sq. feet)



Total area: approx. 205.0 sq. metres (2206.6 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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