



Osbourne Avenue, Kings Langley

In Excess of £610,000





## Osbourne Avenue

Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this three bedroom semi detached family home located on the ever popular 'West Side' of Kings Langley village and within close proximity to both the village high street and highly regarded local schooling.

Internally the accommodation comprises entrance hall, living room, dining room, kitchen, three well proportioned first floor bedrooms, a family bathroom and separate WC.

Externally the property excels with ample parking to the front, and to the rear the garden is both generous in size and low maintenance. The property also comes with a single garage.

This rarely available family home also offers excellent potential to extend (STPP) and to arrange an internal inspection, please contact leading local agent Proffitt and Holt.

EPC – EER: F

Council Tax band: E

Tenure: Freehold







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

- Three Bedrooms
- Semi Detached
- Sought After Location
- Close to Highly Regarded Schools
- Walking Distance to High Street
- Excellent Potential (stpp)
- Off Street Parking
- 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.









OSBOURNE AVENUE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1148.61 SQ FT / 106.71 SQ M. INC. GARAGE

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## Proffitt & Holt

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