



Kings Meadow, Kings Langley

In Excess of £700,000

proffitt
& holt





Kings Meadow

Kings Langley

Proffitt and Holt are delighted to offer to the market this three/four bedroom (originally four bedroom), extended link detached family home located in the highly sought after Kings Meadow, Kings Langley and backing onto the Grand Union Canal. This idyllic location offers stunning views to the rear and is within walking distance to both the village High Street and Kings Langley station.

Internally the accommodation comprises entrance hall, living room, dining room, kitchen, conservatory, study/bedroom four and downstairs shower room to the ground floor. To the first floor there are three well proportioned bedrooms (master formerly two rooms) and a family bathroom with a jacuzzi corner bath and shower.

Externally, the property excels with parking and a single remote garage to the front, whilst to the the rear, the garden is a real 'must see' and an undoubted feature of this unique home, backing directly onto the Grand Union Canal with simply stunning views to the rear.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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), and Junction 20 of the M25 is a distance of approximately one mile.



- Backs Grand Union Canal
- NO UPPER CHAIN
- Three/Four Bedrooms
- Sought After Location
- Excellent Potential





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.

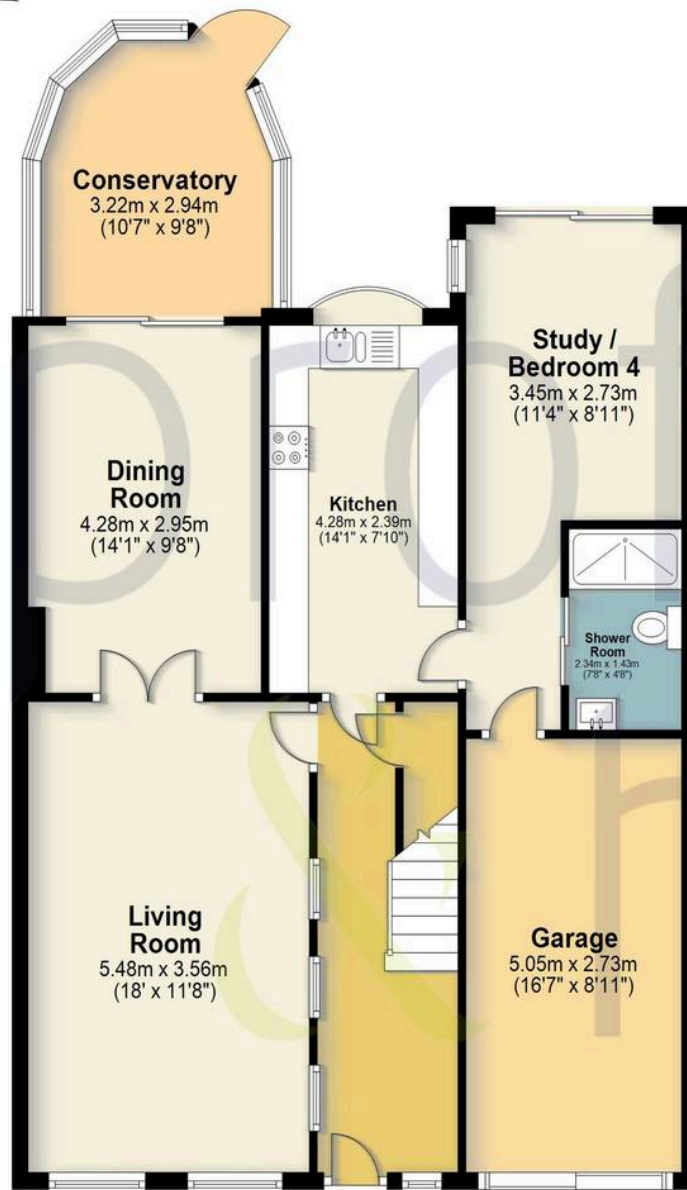






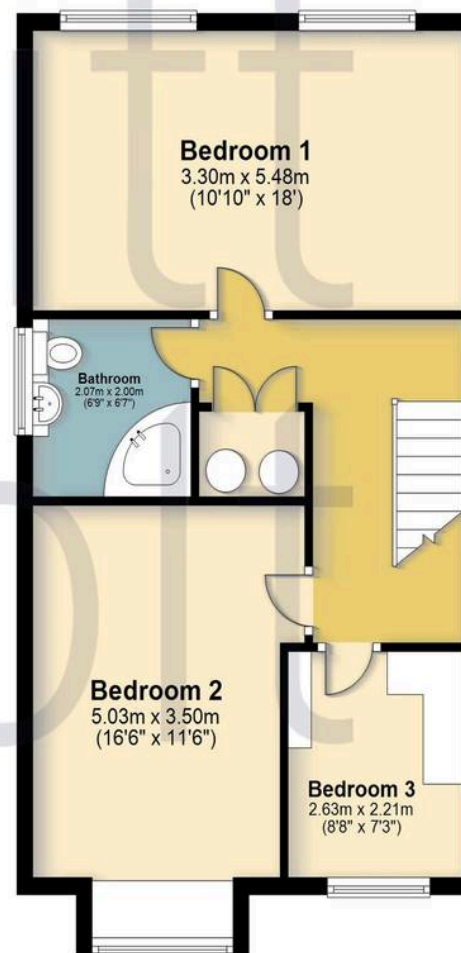
Ground Floor

Approx. 93.6 sq. metres (1007.8 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Total area: approx. 148.8 sq. metres (1601.7 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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