



Meadow Way, Kings Langley

Guide Price £350,000

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## Meadow Way

### Kings Langley

Positioned in a quiet cul-de-sac within a few minutes walk from both Kings Langley High Street and Train Station, is this spacious and well presented first floor maisonette. Having been upgraded throughout by the current owner, it boasts generous room sizes, particularly low service charges and a large private garden, making this an especially wonderful investment for first time buyers or those downsizing.

Entering on the ground floor, stairs lead you to the central hallway, with doors leading off to all rooms. The kitchen has recently been refitted in a contemporary style and features a number of integrated appliances. The lovely and bright living/dining room is particularly spacious and is a real stand out feature of the home, whilst the 2 double bedrooms are also noticeably large - 1 of which features built-in wardrobes. Finally, there is a family bathroom and plenty of storage.

Externally, the rear garden is lovely and private and being West-facing, it gets Sun for most of the day. Having recently been landscaped, it offers plenty of lawn space and a number of patio areas, ideal for entertaining. Additionally, there is a brick built shed, offering even more storage.





## Meadow Way

### 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: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- First Floor Maisonette
- Large Private Garden
- Low Charges
- 2 Spacious Double Bedrooms
- Quiet Cul-De-Sac
- Short Walk to High Street and Train Station
- Refitted Kitchen
- Lovely and Bright Living/Dining Room





## General information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

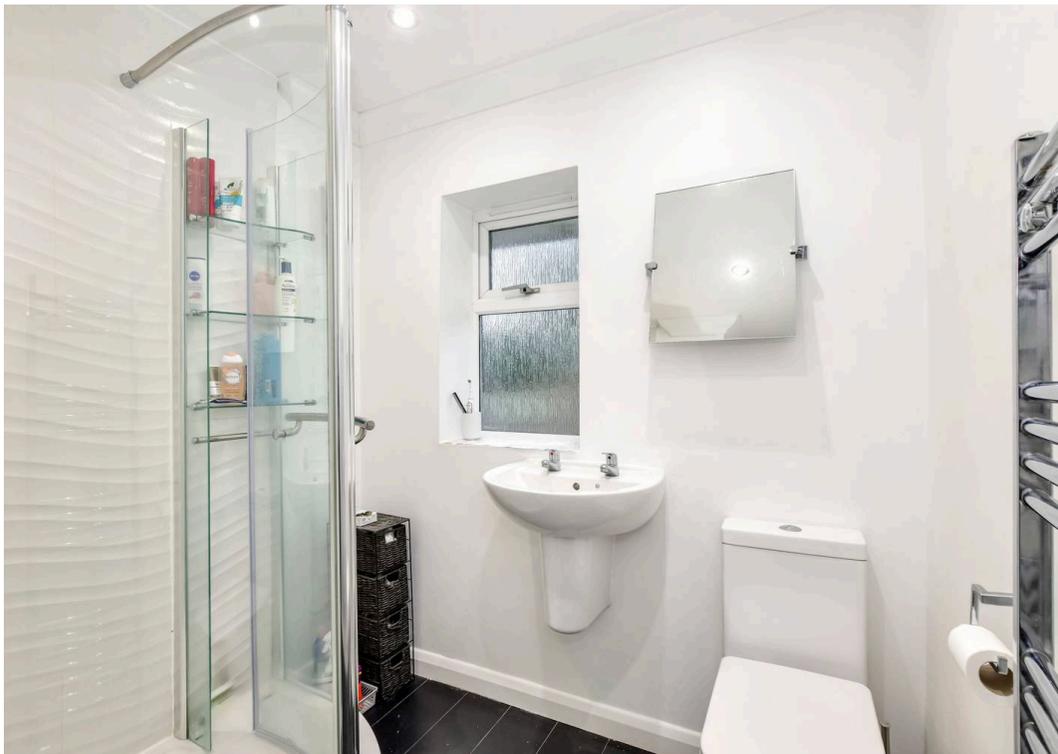
Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

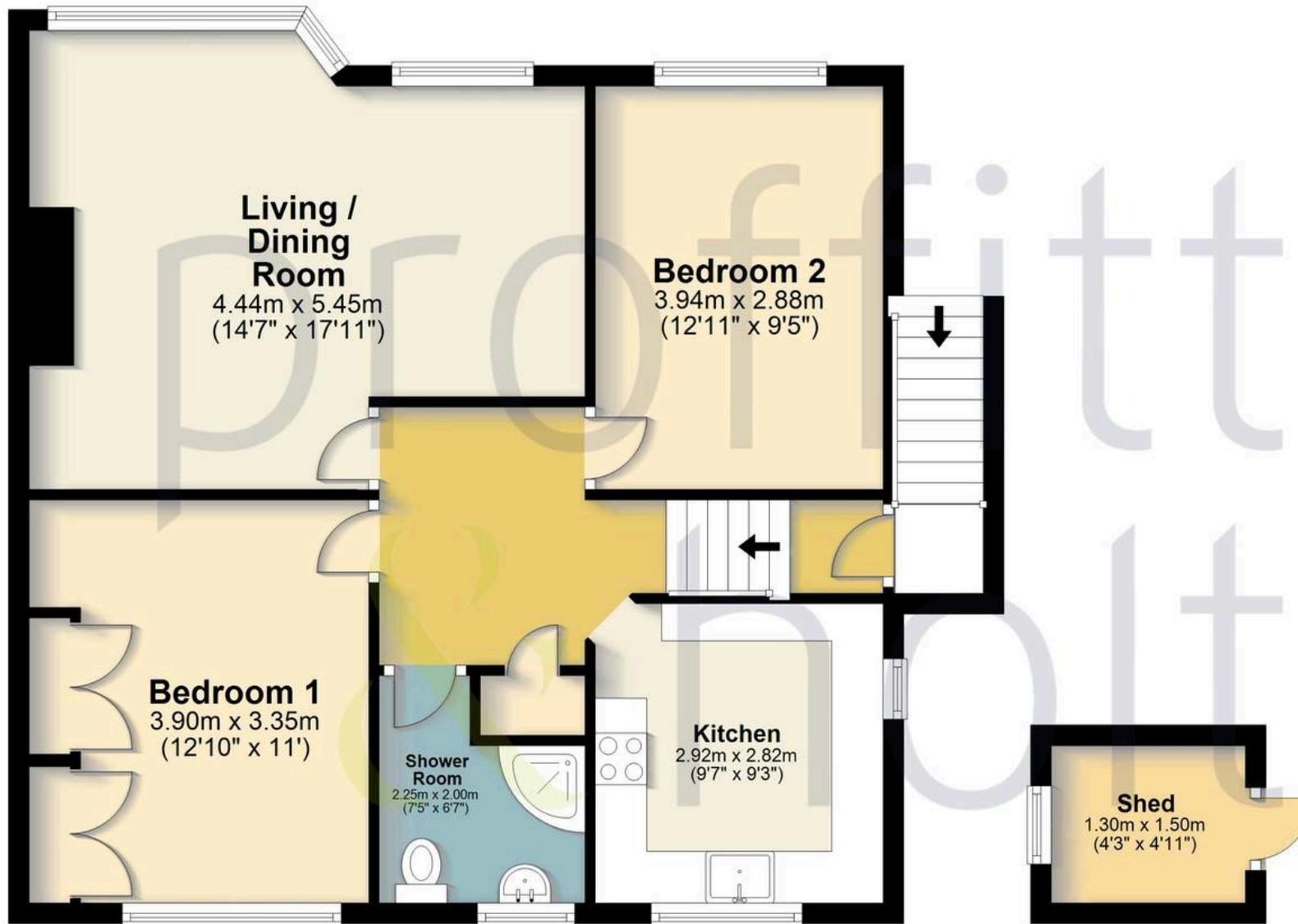
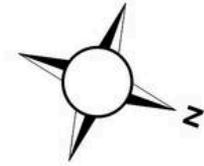
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# First Floor

Approx. 69.7 sq. metres (750.1 sq. feet)



Total area: approx. 69.7 sq. metres (750.1 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.





## Proffitt & Holt

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