



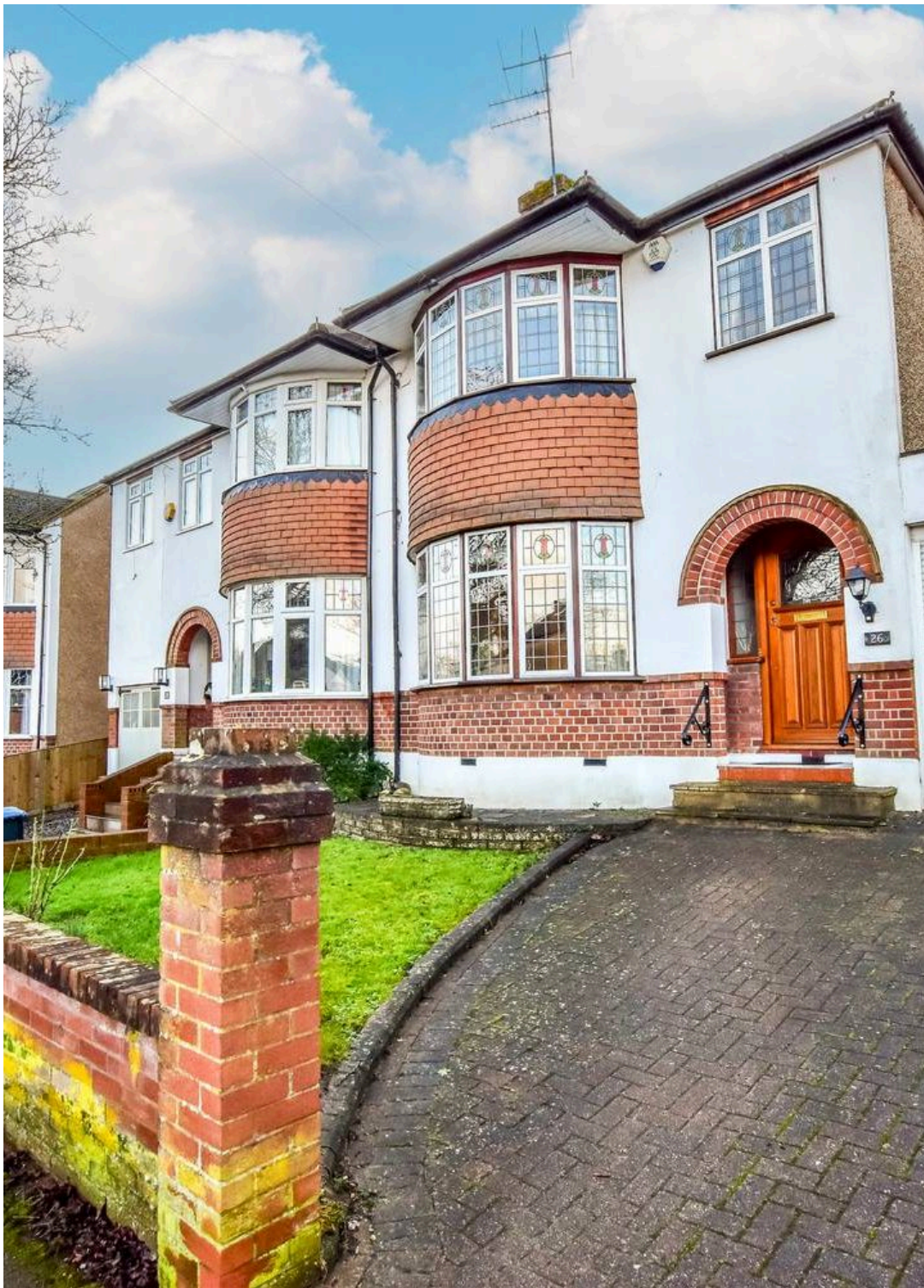
Osbourne Avenue, Kings Langley

In Excess of £675,000

proffitt  
& holt







## Osbourne Avenue

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available 1930's bay fronted semi detached family home located on Osbourne Avenue, on the ever popular 'West Side' of Kings Langley and within close proximity to both the village high street and Kings Langley's highly regarded local schools.

The property comprises entrance hall, living room, dining room, kitchen, conservatory and garage to the ground floor.

To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally the property boasts a generous garden which is mainly laid to lawn and also offers a paved patio seating area and large shed to the rear. Parking is available to the front via the front driveway also.

To arrange an internal inspection please contact Kings Langley's first choice agent, Proffitt and Holt.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E







## Osbourne Avenue

Kings Langley

Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively.

For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

- Semi Detached
- Sought After Location
- Walking Distance to Kings Langley Schools
- Walking Distance to Village
- Excellent Transport Links
- Excellent Potential (stpp)
- Garage







**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.

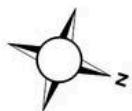
### **Fixtures and Fittings**

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



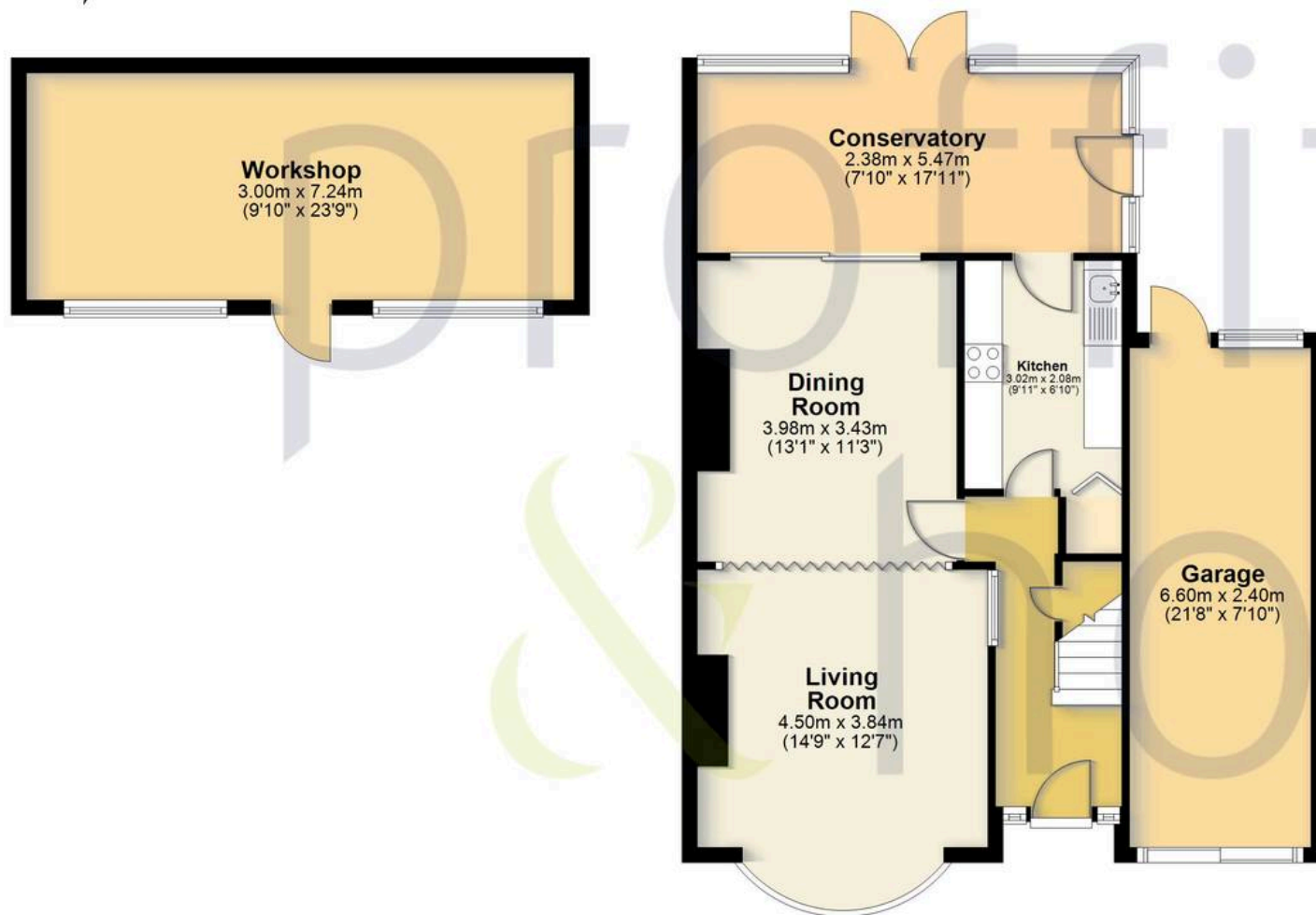






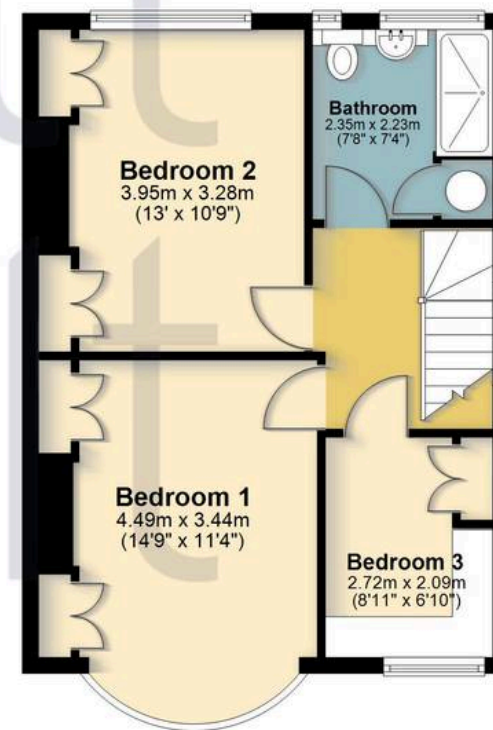
## Ground Floor

Approx. 94.8 sq. metres (1019.9 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 138.7 sq. metres (1492.6 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

