



Langley Hill, Kings Langley

Guide Price £399,950

proffitt
& holt





Langley Hill

Kings Langley

NO UPPER CHAIN. Proffitt and Holt are delighted to offer to the market this immaculately presented two double bedroom period property located on the highly sought-after Langley Hill, Kings Langley and within walking distance of the village High Street plus boasting off-street parking, an abundance of period features, as well as a long lease and low charges.

The internal accommodation comprises two well-proportioned double bedrooms, a well appointed and refitted kitchen, a generous living/dining room and a tastefully redesigned shower room.

The property also comes with off-street parking to the front and is offered to the market with no upper chain.

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





Langley Hill

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

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Second Floor
- Two Double Bedrooms
- Long Lease (Over 950 years)
- Langley Hill
- Sought After Location
- Walking Distance to High Street
- Well-Presented Throughout
- NO UPPER CHAIN
- Period Property





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

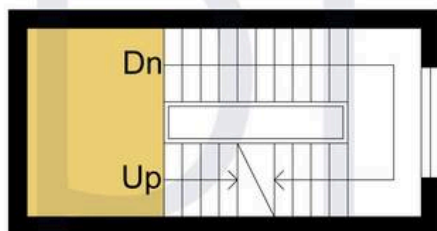
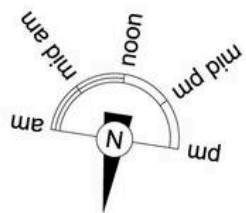
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see:

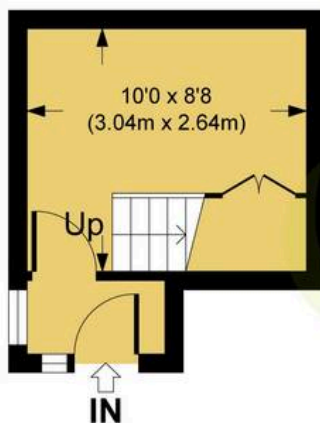
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



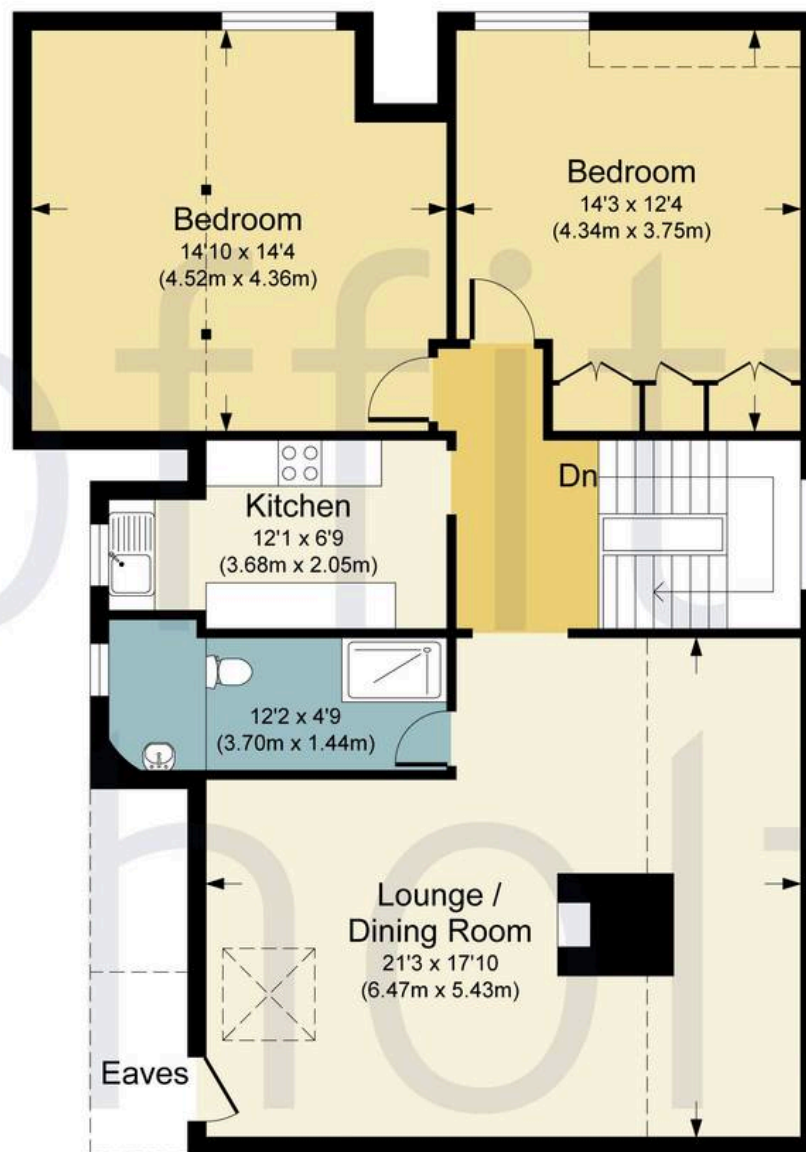




First Floor



Ground Floor



Second Floor

LANGLEY HILL, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1144.95 SQ FT / 106.37 SQ M

PHOLTKL : THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT:THE IMAGE TAILOR LTD. 2025.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

