



Osbourne Avenue, Kings Langley

In Excess of £750,000

proffitt
& holt





Osbourne Avenue

Kings Langley

This immaculately presented and tastefully decorated family home sits in a wonderful position on this popular road, within a short walk of Kings Langley High Street and Schools and boasts beautiful scenic views across the valley. Having been thoughtfully extended and remodelled by the current owners, it offers a social layout, ideal for families and for entertaining.

Beyond an impressive solid oak front door with matching sidelights, is a welcoming entrance hall with Kährs oak flooring which extends throughout the majority of the ground floor. To the front of the house is a formal sitting room with a cosy feel and a traditional bay window that lets in plenty of light. To the rear is the open-plan kitchen and living space, which is well designed and offers plenty of space for separate living and dining areas. The kitchen itself has been fitted in a traditional shaker style, with plenty of worktop and cupboard space, along with a large breakfast bar and a separate utility area. The ground floor also offers a custom made Sharps home office, guest W/C, plenty of additional storage and internal access to the garage, which offers potential to convert to further living space (STPP). To the first floor are 3 well appointed double bedrooms and a traditional family bathroom. Stairs rise again to the second floor, which houses the Master bedroom, boasting a range of fitted wardrobes, en suite shower room and magnificent views.

Externally, an expertly crafted raised decked area flows directly out from the house and is a wonderful space to relax and entertain, with inset lighting offering a lovely ambience as the sun sets. The rest of the garden is in 2 sections, mainly laid to lawn, with mature borders. The rear section boasts a wooden playhouse and functional shed, for added convenience. To the front of the house is a driveway and garage, offering parking for multiple vehicles.





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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.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Extended Family Home
- Short Walk to High Street and Schools
- Open-Plan Living
- Immaculately Presented Throughout
- Garage and Driveway
- Home Office
- Lovely Garden With Spacious Decked Area
- Master Bedroom With En-Suite
- Scenic Views



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.

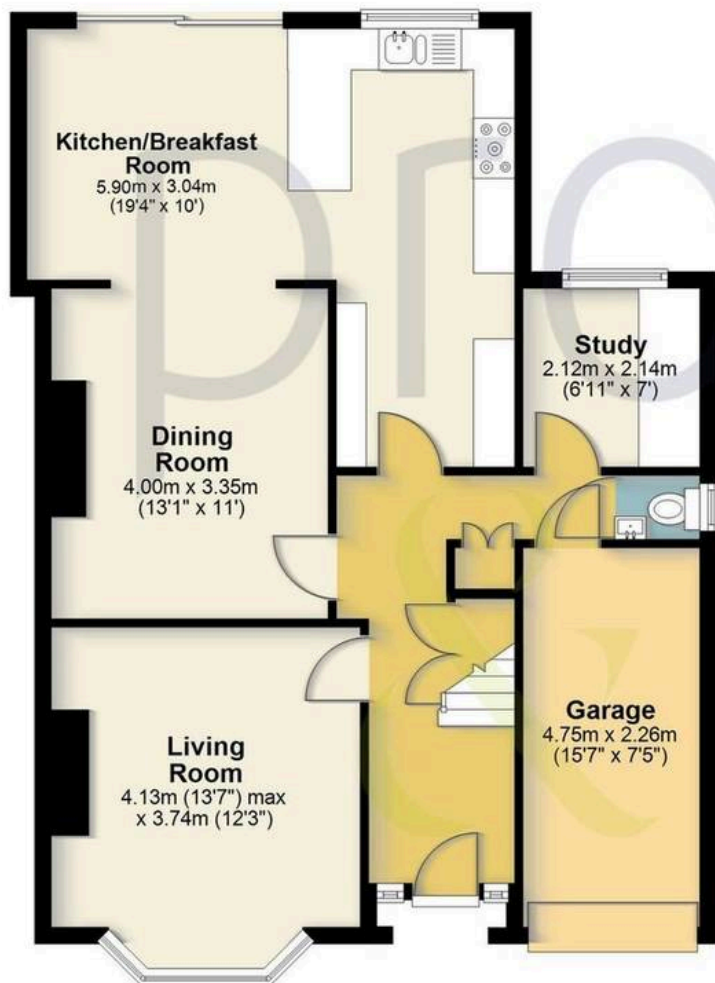






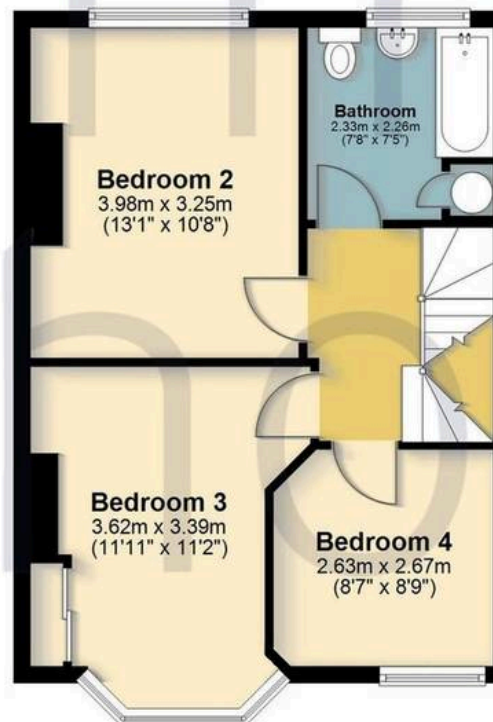
Ground Floor

Approx. 79.5 sq. metres (855.6 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Second Floor

Approx. 27.5 sq. metres (295.5 sq. feet)



Total area: approx. 150.6 sq. metres (1620.9 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 • www.proffitt-holt.co.uk/

