



Primrose Hill, Kings Langley

In Excess of £550,000

proffitt
& holt





Primrose Hill

Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this well presented and fully modernised four bedroom freehold family home located on Primrose Hill and within walking distance to both Kings Langley station and the village high street.

Set over three floors and approaching 1400sq ft of accommodation this rarely available property is ready to move into and is also conveniently located for a host of nearby transport links including the M1, M25 and A41.

Internally, the property comprises entrance hall, a well appointed living room, generous open plan kitchen/breakfast room opening through to a conservatory/dining area, three well proportioned first floor bedrooms and a re fitted four piece family bathroom, whilst the top floor houses a generous master bedroom and en suite shower room.

Externally, the property boasts parking for two vehicles to the front and a low maintenance landscaped garden to the rear which is mainly laid to lawn, with a paved patio seating area directly to the rear.

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





Primrose 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 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.

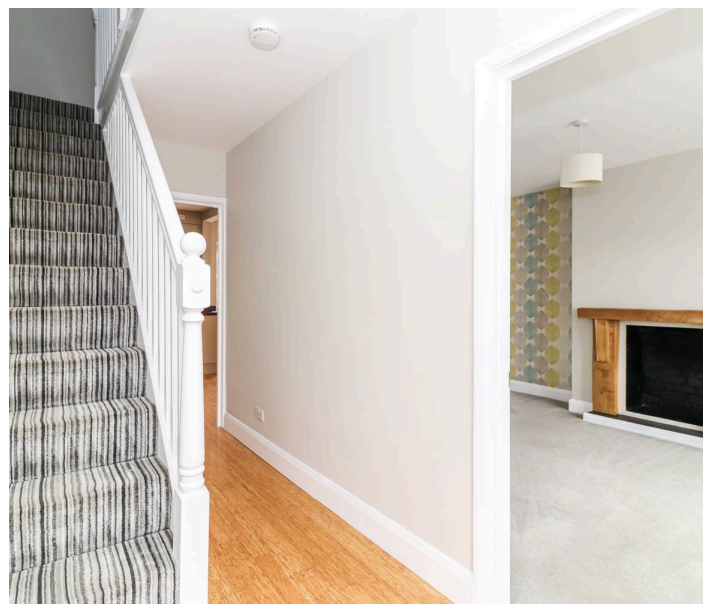
Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four Bedrooms
- Set Over Three Floors
- NO UPPER CHAIN
- Walking Distance to Train Station
- Open Plan Kitchen Area
- Parking to the Front
- Well Presented Throughout





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:

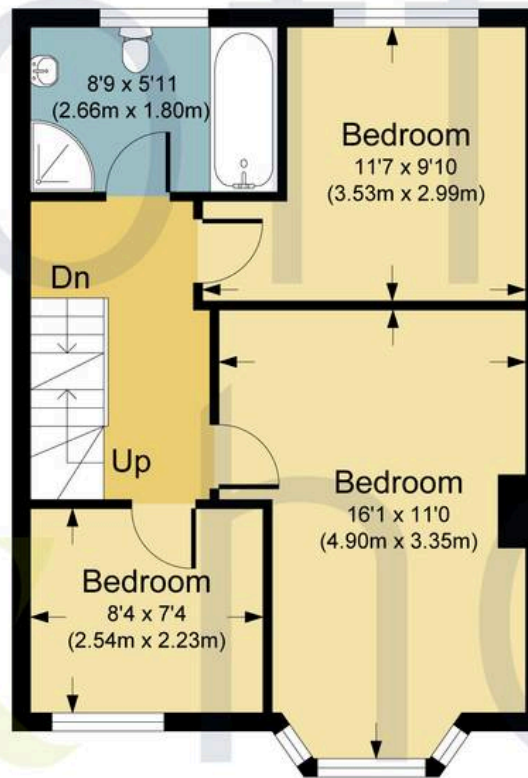
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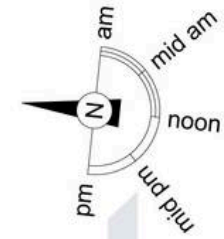
Ground Floor



First Floor



Second Floor



PRIMROSE HILL, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1340.43 SQ FT / 124.53 SQ M.

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Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

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

