



Langley Hill, Kings Langley

Guide Price £750,000

proffitt  
& holt







## Langley Hill

### Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available four bedroom period property located on arguably the most sought after road in Kings Langley, Langley Hill. The property is within walking distance to the village high street and all its local amenities and has been extended and tastefully updated by the current vendors.

The internal accommodation comprises entrance hall, downstairs WC, living room, kitchen/breakfast room which then leads through to a generous and open plan family area with two sets of double doors out to the rear garden. To the first floor there are four well proportioned bedrooms and a well appointed four piece family bathroom.

Externally, the property excels with parking to the front on the driveway, and to the rear, the garden is an undoubted feature of this property. Due to the configuration, the garden is wider than expected and boasts a raised paved patio seating area with steps down to the remainder of the garden which is predominantly laid to lawn but also houses multiple additional seating areas and a range of mature herbaceous borders.

To fully appreciate what this unique property has to offer, please contact leading local agent Proffitt and Holt.







## Langley Hill

### 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 a distance of approximately one mile.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Four Bedrooms
- Period Property
- Langley Hill
- Sought After Location
- Walking Distance to Kings Langley High Street
- Generous Rear Garden
- Well Presented Throughout
- Extended
- Driveway Parking







**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.

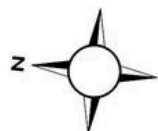
### **Fixtures and Fittings**

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



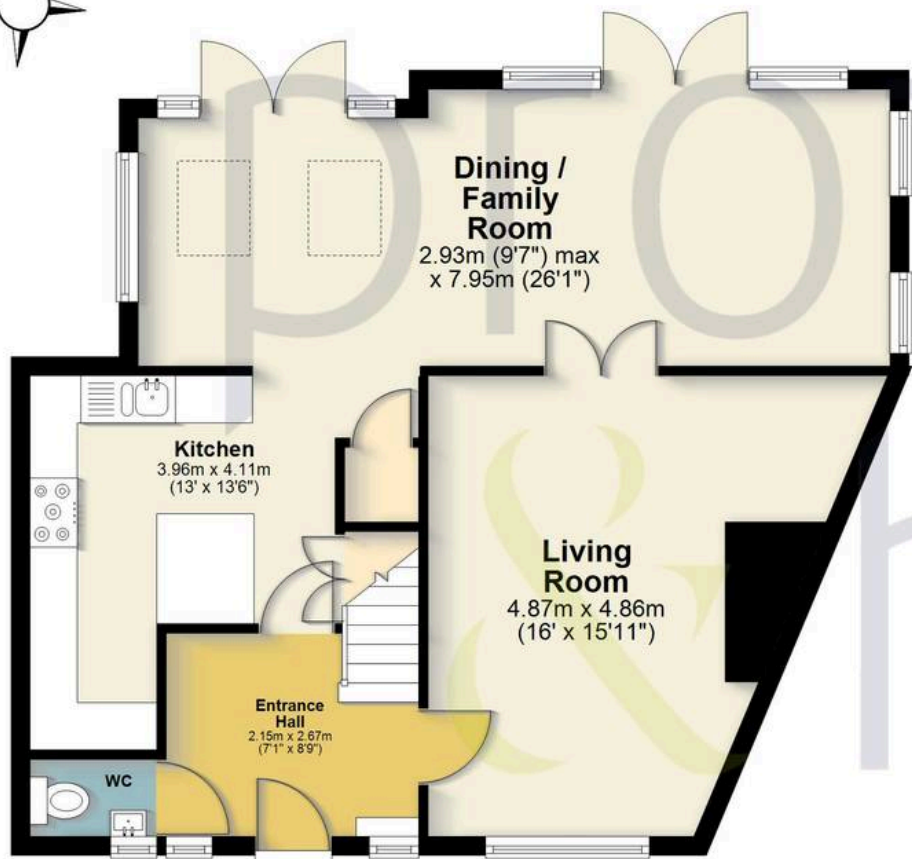






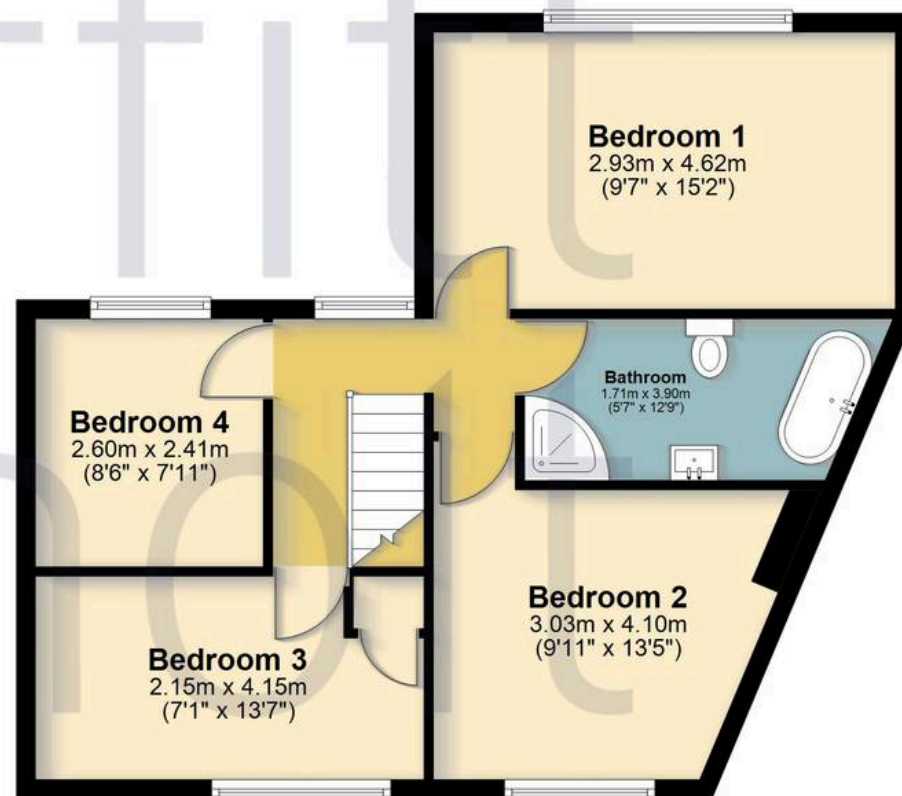
## Ground Floor

Approx. 62.4 sq. metres (671.3 sq. feet)



## First Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.7 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/)

