



Station Road, Kings Langley

Guide Price £850,000

proffitt  
& holt







## Station Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available five bedroom detached family home located on Station Road, Kings Langley and within walking distance to Kings Langley station.

Set over three floors, this property offers a wealth of both flexible and versatile accommodation and also offers excellent further potential (stpp).

Internally, the property comprises entrance hall, living/dining room, study, kitchen/breakfast room, utility, downstairs guest WC, four well-proportioned first floor bedrooms, a laundry room and family bathroom (also to the first floor). Whilst the top floor boasts a generous double bedroom with its own en suite shower room.

Externally, the property excels with ample driveway parking available to the front, whilst to the rear, the garden is both generous in size and low maintenance, as it is mainly laid to lawn with a paved patio seating area directly to the rear of the property.

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





## Station Road

### 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Five Bedrooms
- Detached
- Kings Langley
- Walking Distance to Train Station
- Utility
- Generous Garden
- 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.





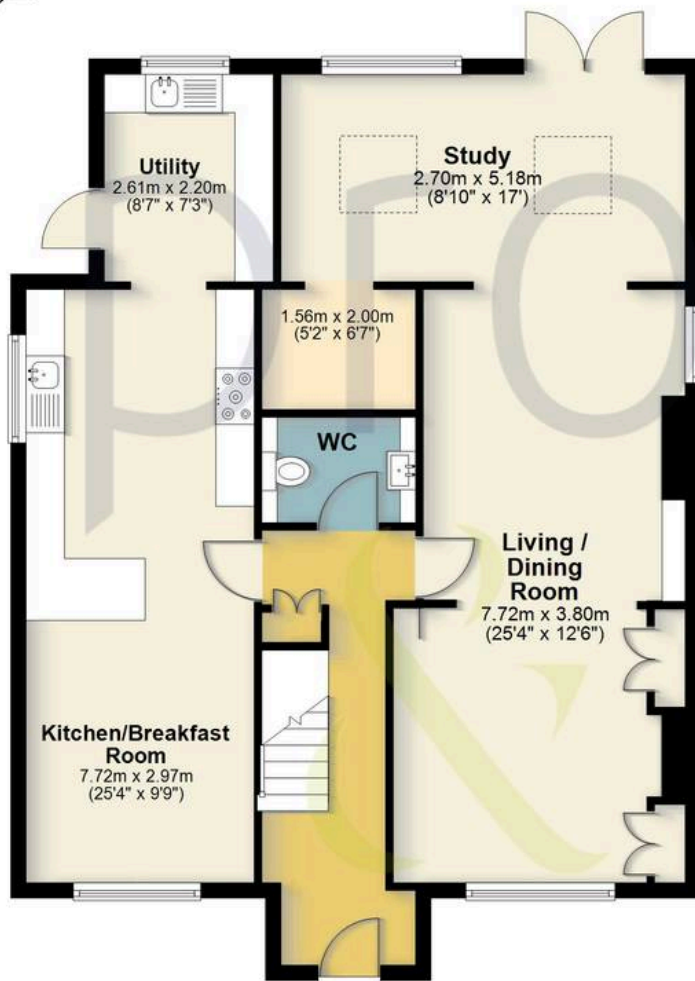






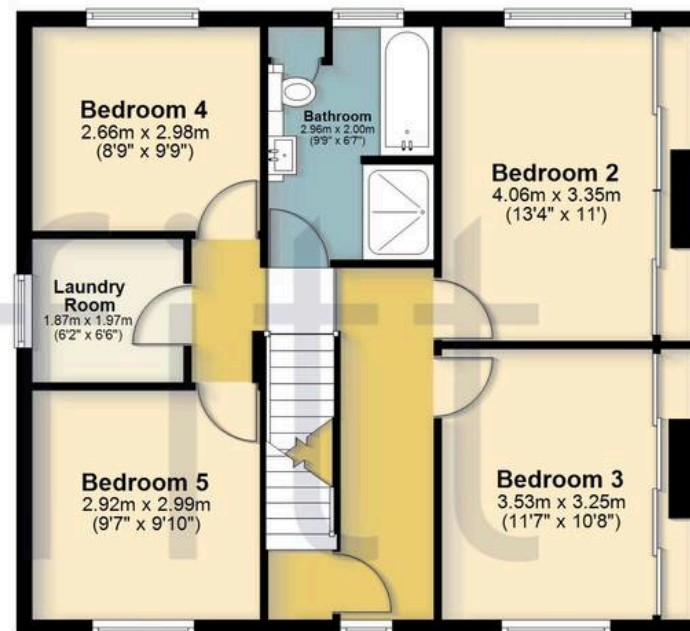
### Ground Floor

Approx. 88.9 sq. metres (956.6 sq. feet)



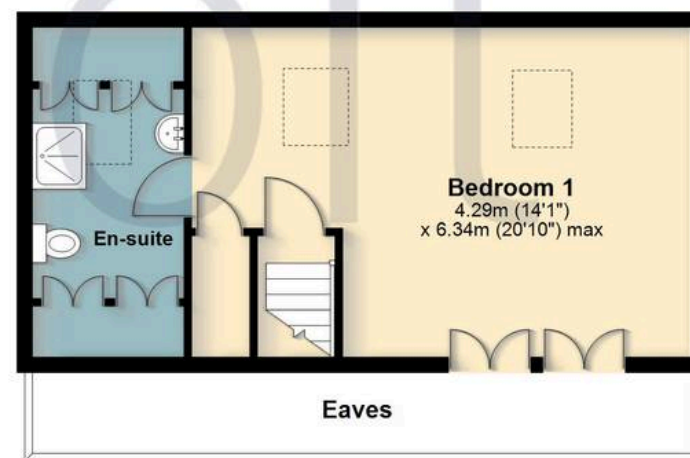
### First Floor

Approx. 65.8 sq. metres (708.0 sq. feet)



### Second Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Eaves

Total area: approx. 190.9 sq. metres (2054.5 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

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