



Langley Hill, Kings Langley

In Excess of £399,000

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& holt





Langley Hill

Kings Langley

This charming traditional cottage sits in a wonderful location on a prestigious road, within a couple of minutes' walk of Kings Langley High Street. The house has been sympathetically restored throughout, with careful consideration taken to retain the character features.

The ground floor boasts a beautiful living room with exposed natural beams, log burning stove and wooden shutters. This leads through to the kitchen, which is a stylish and well-designed space with a mix of industrial style and traditional fittings, as well as integrated appliances.

To the first floor is a particularly impressive master bedroom with vaulted ceilings, more exposed beams and built in storage. There is also a large bathroom with classic fittings, including a freestanding bath, separate walk in shower and exposed brick wall.

Externally, the rear garden is a beautiful and established space with separate lawn and patio areas, as well as a decked area surrounding the timber summerhouse/home office. To the front, there is a quaint front garden leading up to the house and a range of unallocated parking spaces.





Langley Hill

Kings Langley

Kings Langley village centre 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 5 and 4 miles drive respectively. For the commuter Kings Langley mainline station provides a service to London (Euston approx 30 mins) and Junction 20 of the M25 is approximately 1 mile distant.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Grade II Listed
- Character features throughout
- Master bedroom with vaulted ceiling
- Stylish kitchen with integrated appliances
- Wooden shutters to front windows
- Log burner
- Short walk to Kings Langley High Street
- Summerhouse/Home office in garden





For broadband and mobile speeds see:

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

General Information

Services

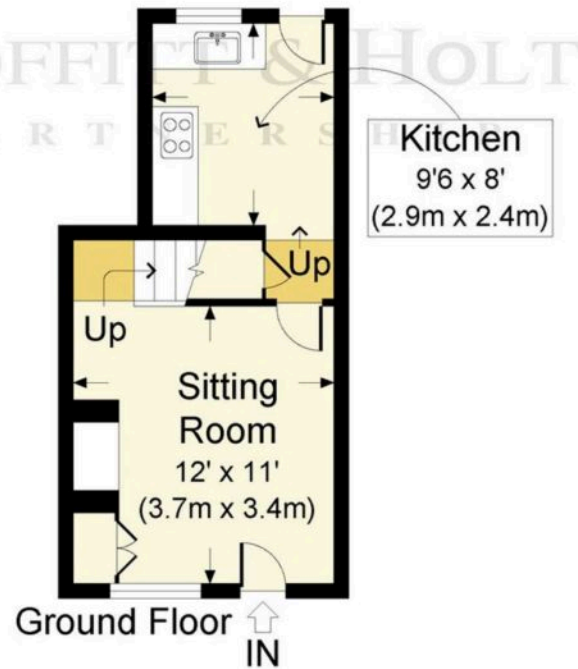
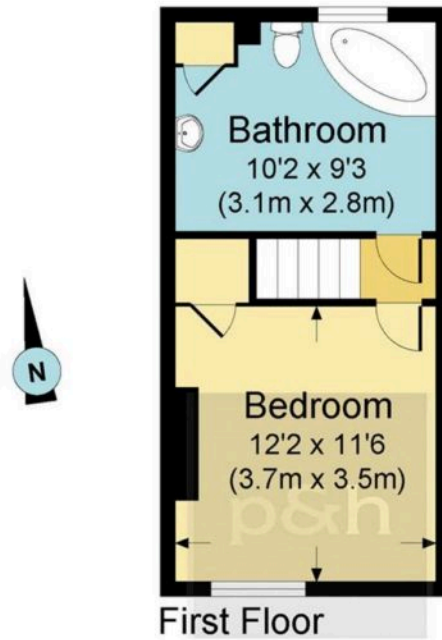
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







LANGLEY HILL, WD4 9HQ
APPROX. GROSS INTERNAL FLOOR AREA 536 SQ FT / 50 SQ M.
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