



Vicarage Lane, Kings Langley  
£875,000

proffitt  
& holt







## Vicarage Lane

### Kings Langley

An exquisite example of a 1930's detached family home, in a wonderful central village location, within just a few minutes walk from Kings Langley High Street and local Schools. Having been tastefully decorated and renovated by the current owner, it offers fabulous and flexible open-plan living, as well as further potential to extend should you ever need more space (STPP).

Entering on the ground floor to a welcoming entrance hall, the character of the house is immediately obvious, with an attractive leaded stain glass design to the front door and window, wooden floorboards and traditional picture rails. From a more functional perspective, there is plenty of storage in the boot room/utility and access to a downstairs shower room/toilet. Doors then open in to the lovely and spacious open-plan kitchen/dining/living space. This wonderful area is currently left open-plan right the way through but could easily be separated in to multiple rooms, should more separation be desired. The kitchen itself has been fitted in a traditional shaker design and flows straight out to the garden. Patio doors and a multiple rooflights flood this space with light and make it a true heart of the home, whilst the wood burning stove is a lovely touch for those colder evenings. Stairs rise to the first floor, which houses 3 well appointed bedrooms and a family bathroom. The 2 dual aspect double bedrooms are lovely and large with noticeably high ceilings, whilst the third bedroom is a comfortable room with great views across the valley. Neutral tones and new carpets span the whole of the upstairs, leaving no work to be done for a new owner. Externally, the property excels. The South-facing rear garden is a wonderful space for entertaining, with a spacious patio area flowing straight out from the house, whilst the manicured lawn and established borders extend to almost 100ft. Additionally, there is a brick built studio/workshop, as well as a substantial wooden shed. Side access takes you to the front of the house where there is a spacious driveway for multiple vehicles.

Viewing is highly recommended to appreciate the specification and design of this lovely character home.





# Vicarage Lane

## 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 approx. 1 mile distant.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached Character Home
- Open-Plan Layout
- Central Village Location
- South-Facing Rear Garden
- Driveway For Multiple Vehicles
- Tastefully Decorated Throughout
- Ground Floor Shower Room
- First Floor Family Bathroom
- Brick-Built Detached Studio/Workshop
- Substantial Wooden Shed
- Stones Throw Of Kings Langley High Street and Schools







**For broadband and mobile speeds see:**

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

## **General Information**

### **Services**

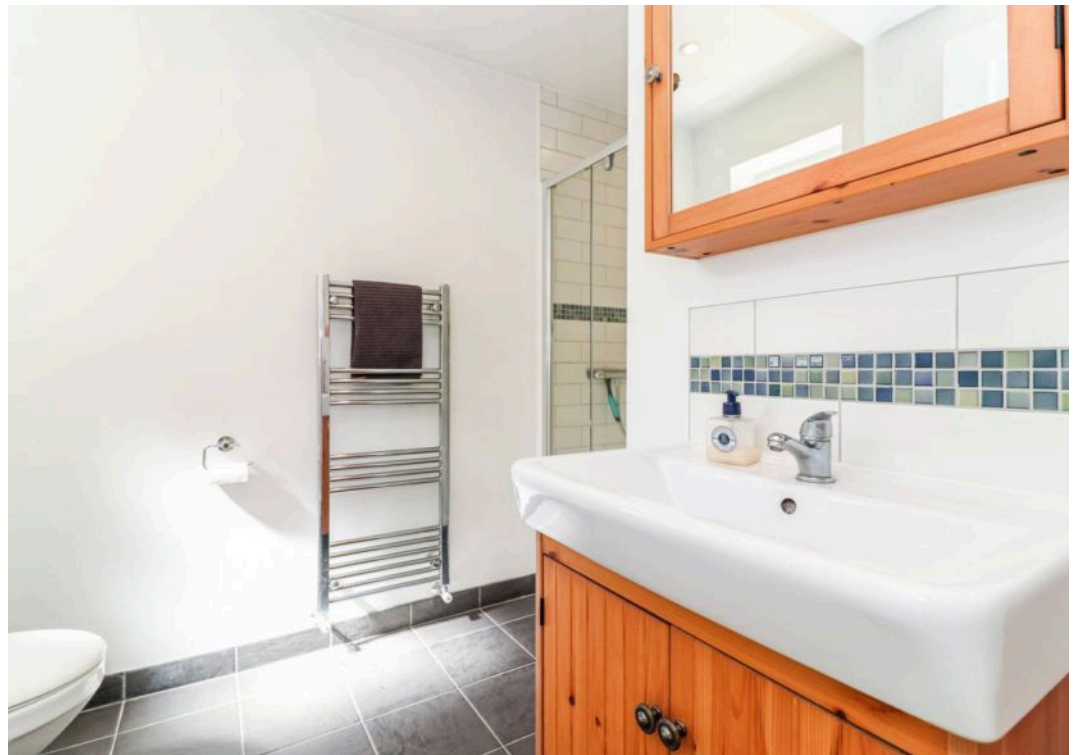
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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





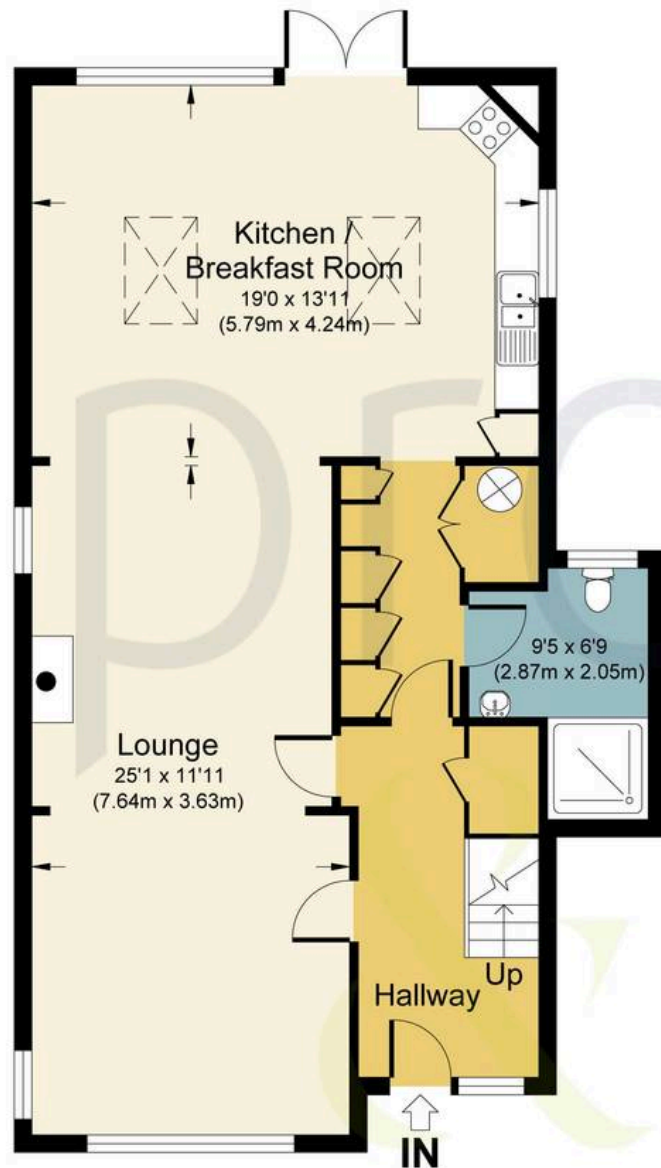




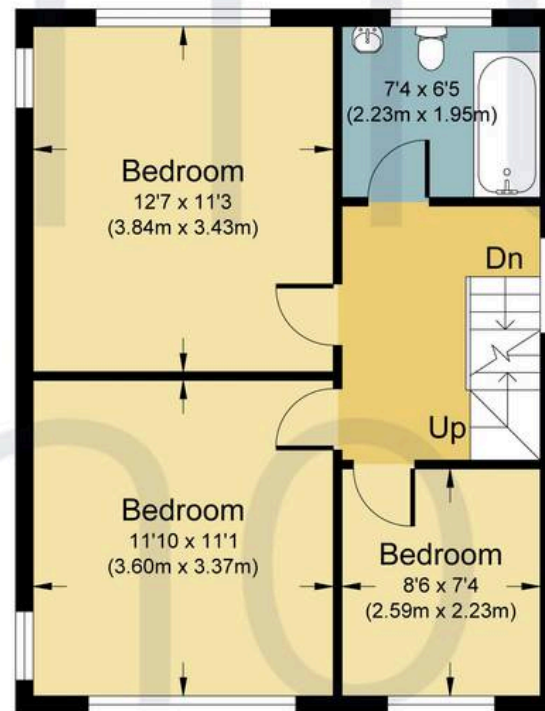








Ground Floor



First Floor



VICARAGE LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1355.06 SQ FT / 125.89 SQ M. INC. Studio / Workshop

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## Proffitt & Holt

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