



Common Lane, Kings Langley

Guide Price £2,750,000

proffitt  
& holt







## Common Lane

### Kings Langley

Proffitt and Holt are delighted to offer to the market this five bedroom detached family residence located in a highly exclusive and very private setting on arguably Kings Langleys most desirable road, Common Lane – just a two minute walk to the village High Street.

The property has been tastefully modernised by the current vendors and is in excellent condition throughout offering an abundance of both flexible and versatile accommodation set over three floors.

Externally, the property excels with ample parking to the front of the extensive driveway which due to the position of the property, widens as you approach.

The garden is a undoubted feature of this property and a real 'must see' to be fully appreciated. Again, benefitting from a widening plot that opens up and wraps around the property, the garden has been fully landscaped and boasts various 'areas' including a generous paved patio seating area – ideal for entertaining, a family friendly play area with artificial lawn and climbing frame, and a fully powered garden room which could be used as a home office/games room/gym or additional living space.

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





## Common 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 five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Five Bedrooms
- Detached Family Residence
- Highly Sought After Location
- Detached Double Garage
- Stunning Wrap Around Garden
- Walking Distance to Village High Street
- Private Setting
- 2 Minute Walk to Village
- Walking Distance to Train Station
- Capability to Work from Home







## 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;*

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



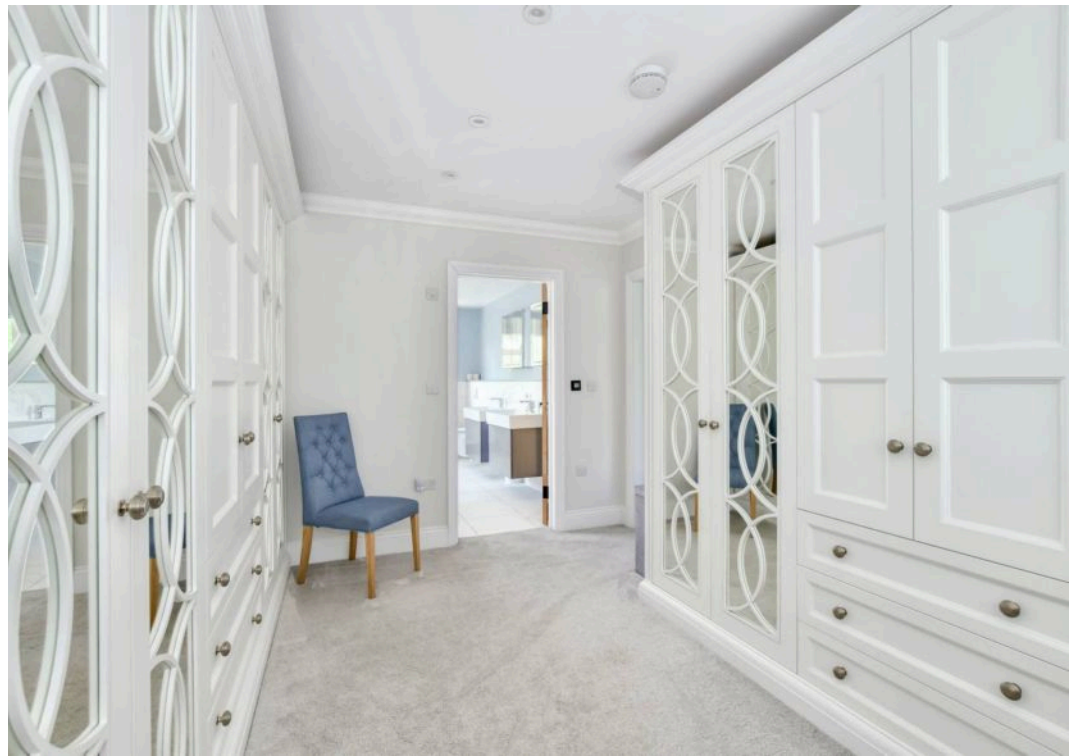






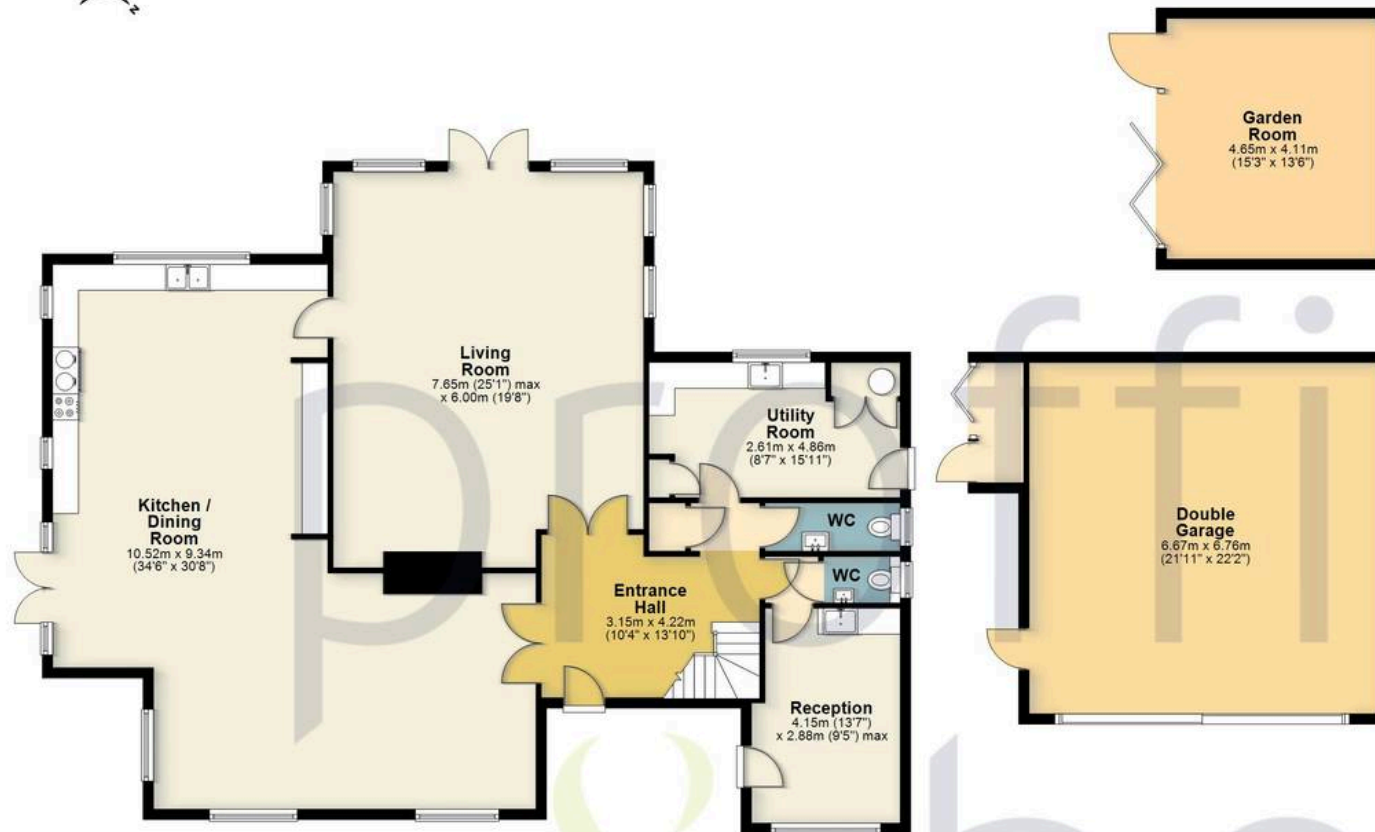




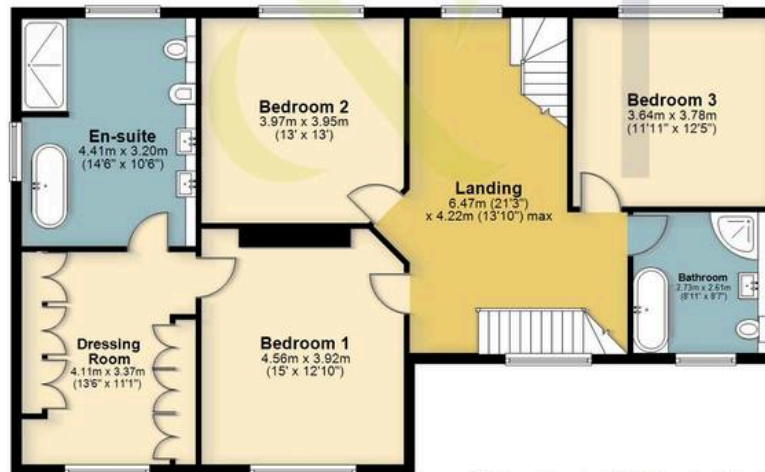




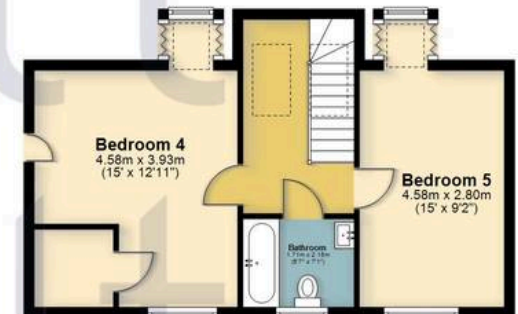
**Ground Floor**  
Approx. 226.6 sq. metres (2438.9 sq. feet)



**First Floor**  
Approx. 108.5 sq. metres (1168.3 sq. feet)



**Second Floor**  
Approx. 45.4 sq. metres (488.2 sq. feet)



Total area: approx. 380.5 sq. metres (4095.4 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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