



# Langley Hill, Kings Langley

Guide Price £1,500,000

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& holt





## Langley Hill

### Kings Langley

Proffitt and Holt are proud to present to the market this unique and rarely available Grade 2 Listed family residence located on arguably Kings Langleys most sought after road, Langley Hill.

Set in a prime location and just a short walk to the village high street, this magnificent home has been extended and tastefully brought back to life by the current vendors whilst also retaining many period features throughout, including high ceilings, sash windows and decorative cornice and picture rails.

The property dates back to 1800 and originally formed part of Langley Hill House sitting on a generous plot of approximately a quarter of an acre, and also boasts mature and established gardens to the rear.

Internally, the property begins with a spacious and inviting entrance hallway with doors leading to a front drawing room, a spacious double aspect living room with feature bay window, a stunning open plan and extended kitchen/breakfast/family area with sliding doors out, which in turn leads through to a re fitted and highly practical 'boot room' and a downstairs wc.

To the first floor there are three well proportioned double bedrooms (with the principle bedroom boasting a further staircase leading to a top floor en-suite bathroom) a fourth bedroom, and a well appointed four piece family bathroom and separate wc.

The house is set well back from the road and externally excels, with ample parking available for several vehicles to the front. In addition, there is a detached double length garage (for storage only) with greenhouse attached, and to the rear, is a beautifully landscaped, mature and established garden with various 'areas' including gravelled seating space, a raised decked area providing further room for entertaining, and a covered child friendly zone to the rear. The garden is a real 'must see' to be appreciated.

To arrange an internal inspection 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, 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Grade 2 Listed Period Property
- Formerly Part of Langley Hill House
- Dating Back to 1800
- Extended and Beautifully Modernised Throughout
- Retaining Many Period Features
- Stunning and Mature Gardens
- Premium Village Location
- Walking Distance to Station and High Street
- Open Plan Kitchen/Breakfast Area
- NO UPPER CHAIN





## 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/>











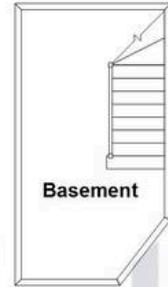
### Ground Floor

Approx. 170.6 sq. metres (1836.1 sq. feet)



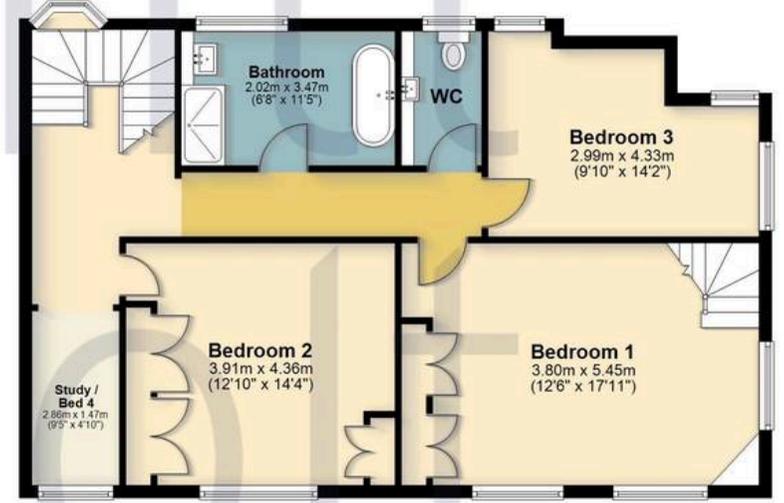
### Basement

Approx. 0.0 sq. metres (0.0 sq. feet)



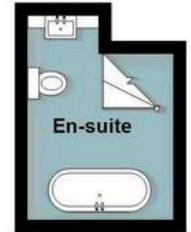
### First Floor

Approx. 80.8 sq. metres (870.2 sq. feet)



### Second Floor

Approx. 6.8 sq. metres (73.5 sq. feet)



Total area: approx. 258.3 sq. metres (2779.8 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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