



Toms Lane, Kings Langley

Guide Price £1,150,000

proffitt
& holt





Toms Lane

Kings Langley

Proffitt and Holt are delighted to offer to the market this well presented, four bedroom detached family home located on the highly sought after road of Toms Lane, in the highly sought after village of Kings Langley.

The property benefits from being with walking distance to Kings Langley station and also boasts far reaching views to the rear.

Offering a wealth of both flexible and versatile accommodation spanning in excess of 2,200 square feet, this property also provides further potential to extend (stpp).

Internally the property comprises entrance hall, living room, dining room, open plan kitchen/breakfast room, conservatory and downstairs wc to the ground floor.

The first floor consists of four well proportioned bedrooms (with the master housing its own four piece en suite) and a separate family bathroom.

Externally the property excels with a carriage driveway to the front suitable for multiple vehicles. In addition, there is a garage with a multi-functional outbuilding to the rear and a further 'home office/studio' both of which could provide further space for those wishing to work from home.

The garden is an undoubted feature of this property and is mainly laid to lawn, but also houses a pond, a generous paved patio seating area - perfect for entertaining, and to the rear, there are far reaching views over countryside.

To fully appreciate what this property offers, please contact leading local agent Proffitt and Holt. To arrange an internal inspection please contact leading local agent Proffitt and Holt.





Toms 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: D

EPC Environmental Impact Rating: D

- Four Bedrooms
- Detached
- Sought After Location
- Walking Distance to Kings Langley Station
- Generous Garden
- Outbuildings
- Carriage Driveway





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/>



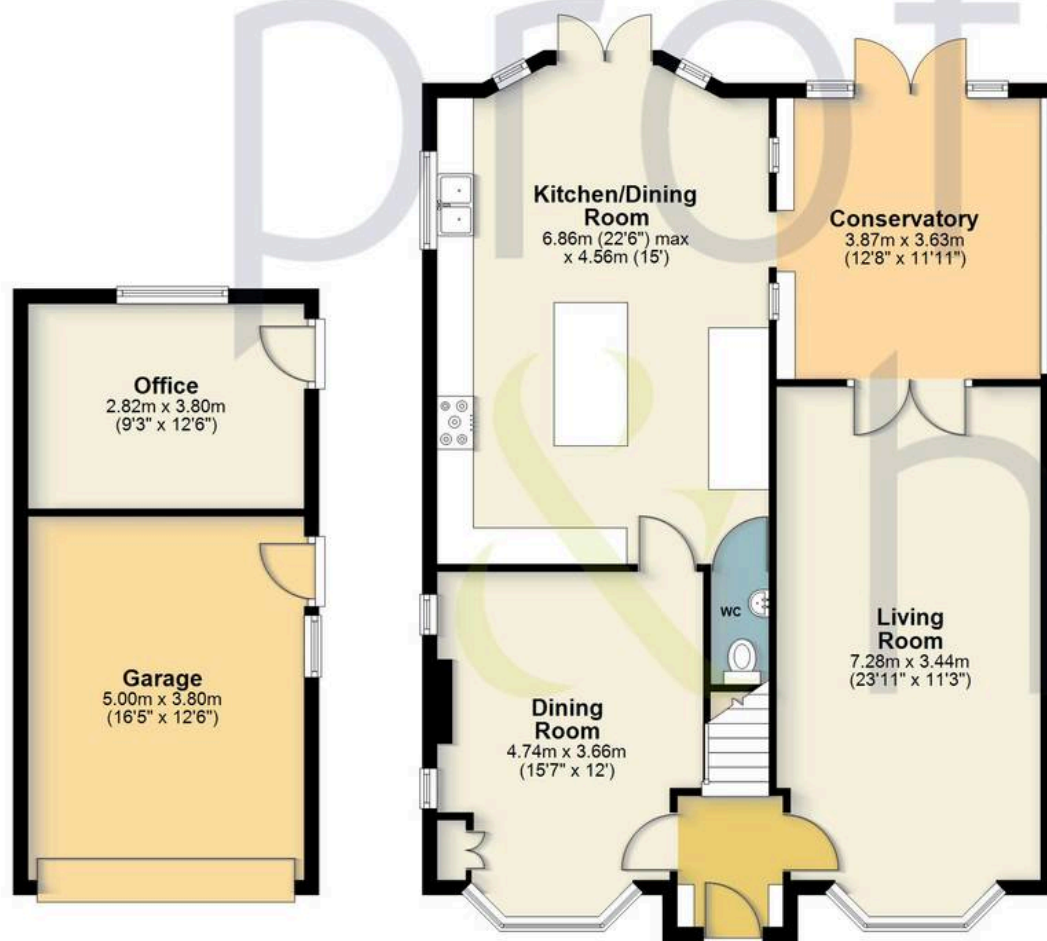
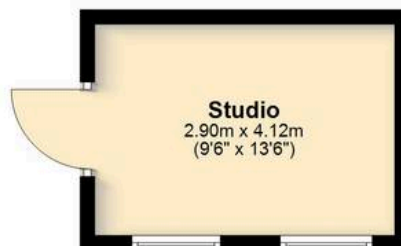






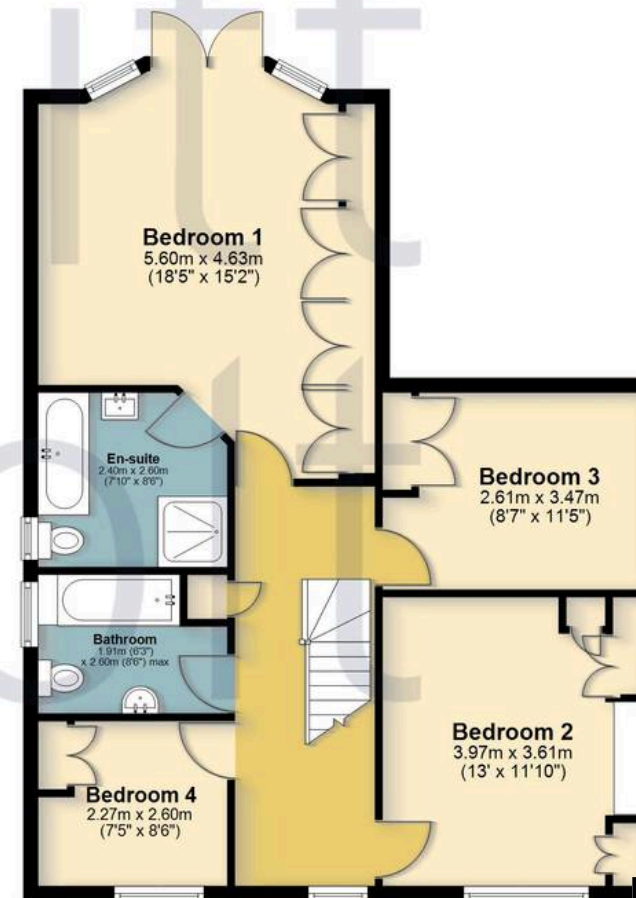
Ground Floor

Approx. 132.5 sq. metres (1426.2 sq. feet)



First Floor

Approx. 75.5 sq. metres (812.3 sq. feet)



Total area: approx. 208.0 sq. metres (2238.5 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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