



Alexandra Road, Kings Langley  
£650,000

proffitt  
& holt







## Alexandra Road

Kings Langley

A fully refurbished, high specification detached bungalow on a quiet cul-de-sac, within walking distance of Kings Langley High Street and Train Station. The current owners have meticulously transformed this bright and airy home, with tasteful decoration and neutral tones throughout.

Entering in to a welcoming central entrance hall that boasts a coat cupboard and doors to all rooms, the bungalow is well configured with the living accommodation sitting at the rear and flowing directly out to the garden. The semi-open plan nature of the kitchen and living spaces makes it ideal for entertaining and for family life. The kitchen itself has been fitted in a contemporary design with plenty of cupboard and worktop space, as well a range of integrated appliances. There are two double bedrooms, with the larger of the two benefitting from fitted wardrobes and a lovely bay window, complete with wooden shutters. The bedrooms are serviced by a family bathroom, which has been refitted with large marble tiles and a modern suite.

Externally, the low maintenance West-facing rear garden has been fully landscaped and boasts a lovely and spacious patio area, as well as a neat and tidy artificial lawned area. Additionally, there is a detached outbuilding which could easily be used as a home office or gym. Side access leads you to the front of the house, where there is a driveway for multiple vehicles.







## Alexandra Road

### Kings Langley

Kings Langley village 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 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Detached Bungalow
- High Specification Throughout
- Driveway For 2 Cars
- Walking Distance To Kings Langley High Street And Train Station
- Landscaped West-Facing Garden With Large Patio Area
- Detached Outbuilding
- Tastefully Decorated in Neutral Tones







*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.

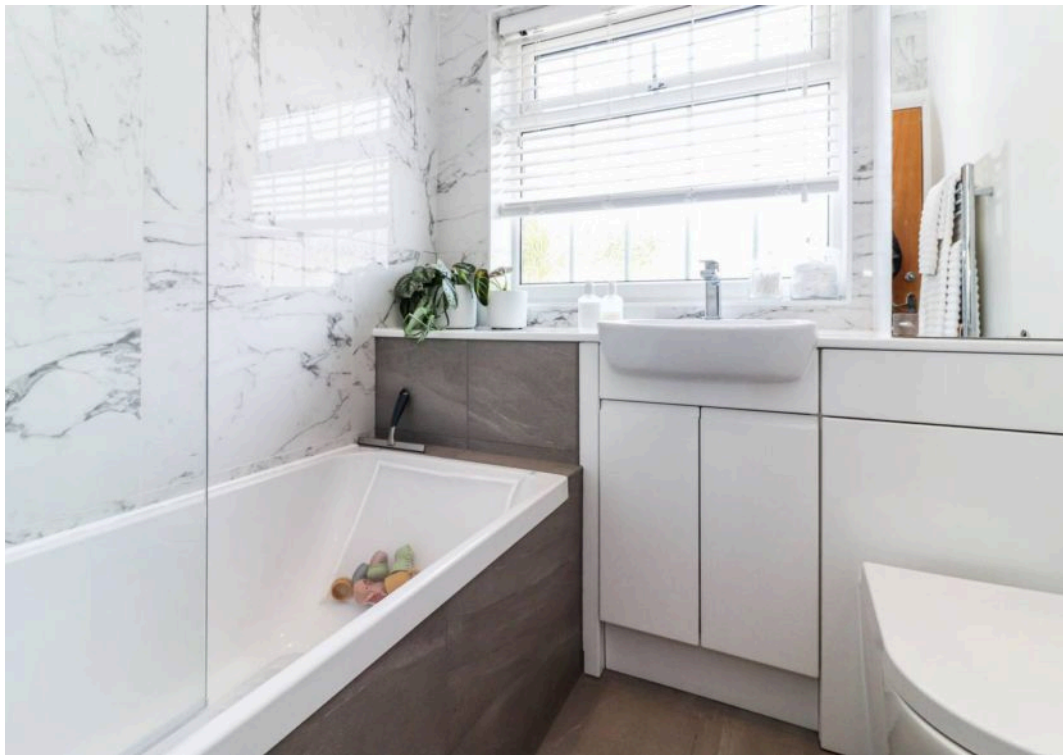


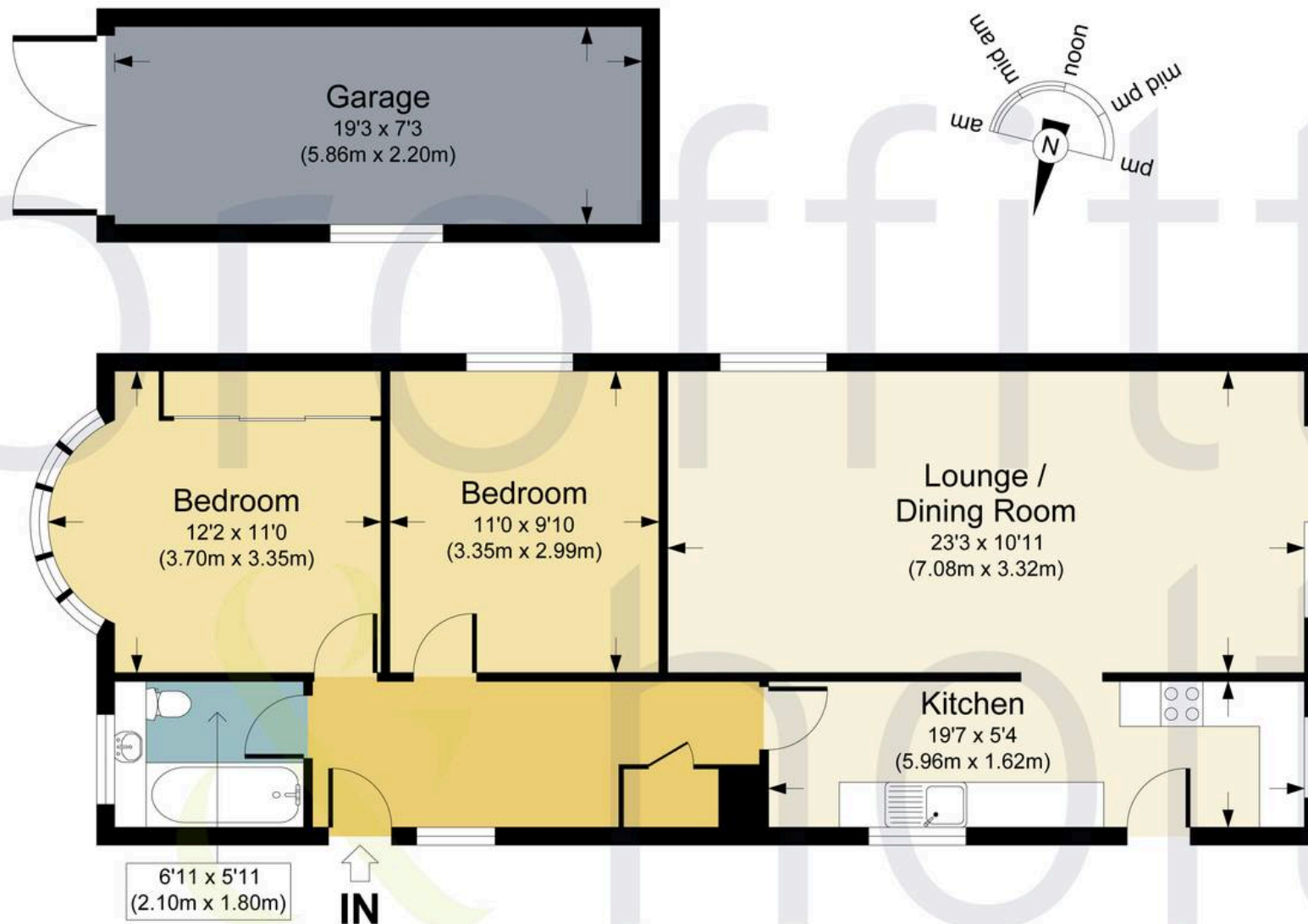












ALEXANDRA ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 873.81 SQ FT / 81.18 SQ M. INC. GARAGE

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