



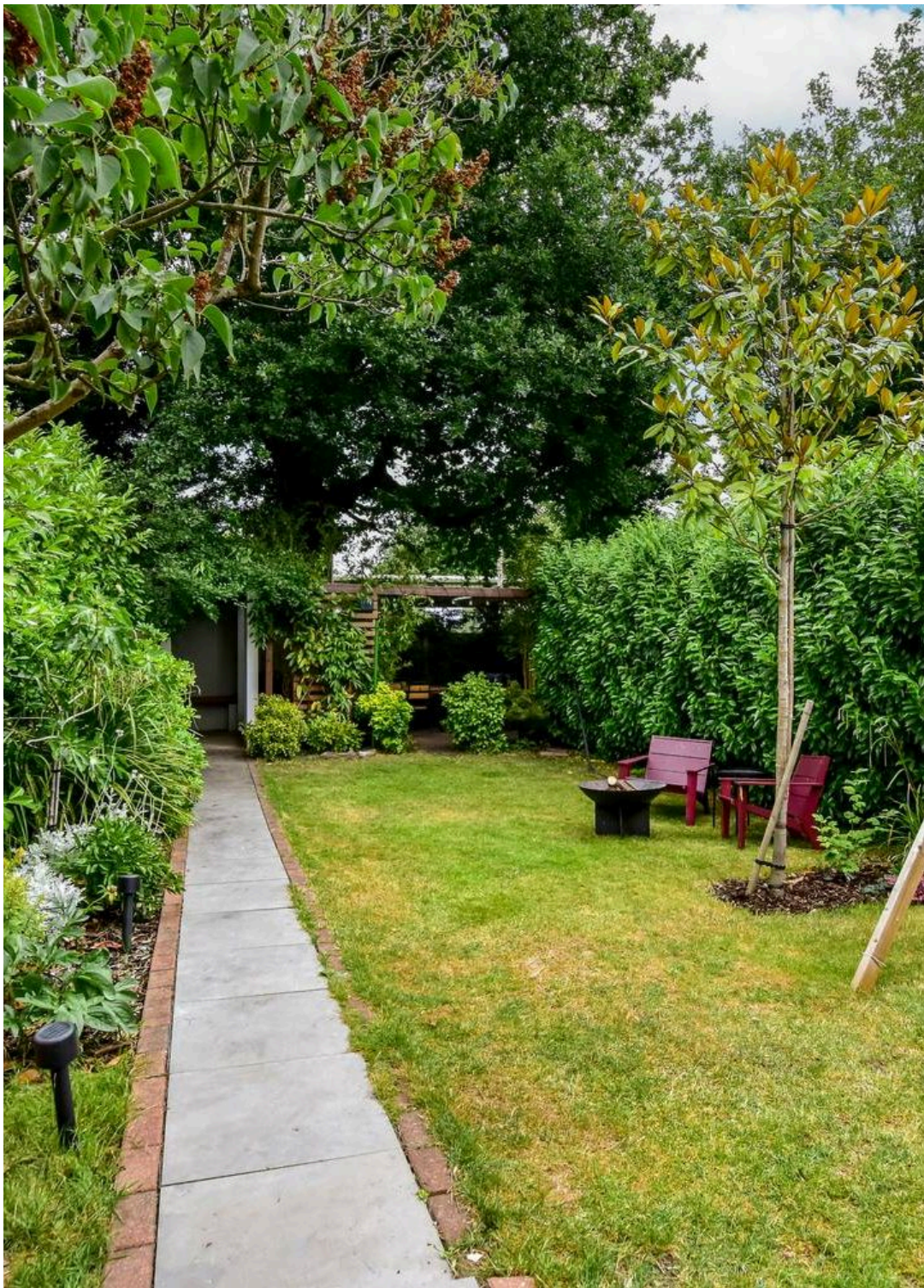
Alexandra Road, Kings Langley

In Excess of £800,000

proffitt  
& holt







## Alexandra Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this well presented four bedroom detached family home conveniently located in the heart of Kings Langley village and within walking distance to both the village high street with all its local amenities and Kings Langley station. The property has been tastefully modernised by the current vendors and offers a wealth of both versatile and flexible accommodation whilst also providing further potential to extend with planning permission already approved and in place until December 2026 (enquire for more details).

Internally the property comprises a spacious entrance hall, living room, kitchen/breakfast room, conservatory, downstairs wc and utility room to the ground floor. The first floor boasts four well proportioned bedrooms and a well appointed family bathroom.

Externally, the property excels with ample driveway parking to the front, a garage, and a private and recently landscaped garden to the rear, which offers various entertaining areas, a generous lawn and further covered seating area to the rear.

To fully appreciate what this rarely available property has to offer please contact leading local agent Proffitt and Holt.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







## Alexandra Road

### 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. Regent Close is located in great position in the village in a quiet cul-de-sac off Rectory Lane. The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school. Kings Langley station is approximately 1.3 miles away and offers a regular mainline service London Euston and Birmingham. The M25 is accessed at Junction 20 and provides access to the general motorway network and airports.

- Four Bedrooms
- Detached
- Central Kings Langley
- Walking Distance to High St
- Walking Distance to Station
- Well Presented Throughout
- Beautiful Garden
- Open Plan Kitchen/Breakfast Room
- Planning Permission Approved (until Dec 26)







*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.











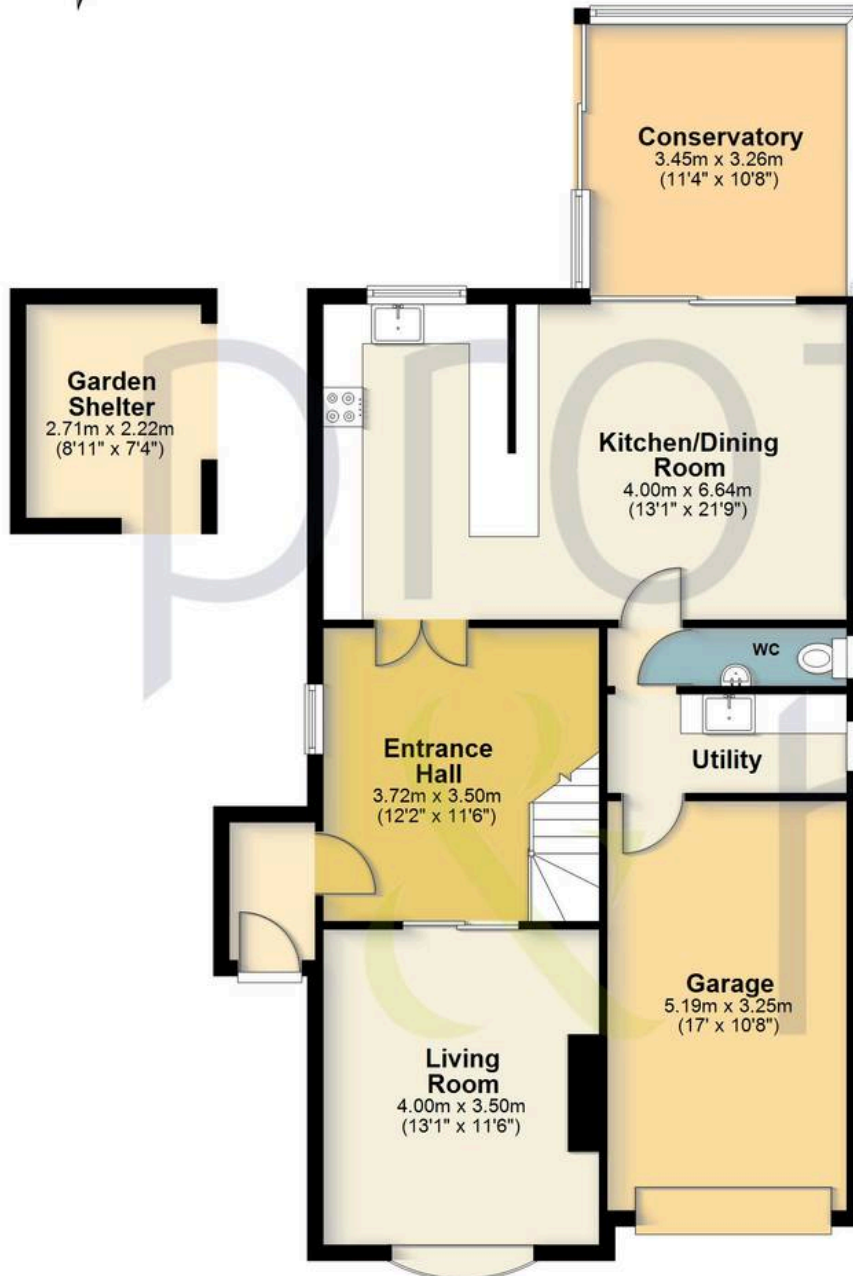






## Ground Floor

Approx. 98.6 sq. metres (1061.2 sq. feet)



## First Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



Total area: approx. 159.0 sq. metres (1711.0 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

