



Archer Close, Kings Langley

In Excess of £1,000,000

proffitt
& holt





Archer Close

Kings Langley

A spacious five/six bedroom detached family home located on the popular west side of the village just a moments' walk from the village High Street. The property benefits from ample driveway parking and a large garden to the rear.

Internally the property offers both flexible and versatile accommodation comprising entrance hall, living room, downstairs shower room, study/bedroom six, play room, kitchen, utility and an open plan dining/family room with bi folding doors out to the rear. The first floor boasts five well proportioned bedrooms (one with en-suite) and a separate family bathroom.

The rear garden is mainly laid to lawn offering a high degree of privacy and seclusion and there is a generous size patio; a perfect space for outside entertaining directly to the rear of the property. To the front there is a generous driveway providing ample off road parking.

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





Archer Close

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 a great position in the village in a quiet cul-de-sac off Rectory Lane.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Five Bedrooms
- Detached
- Sought After Location
- Close to Village
- Extended
- Walking Distance to Station





For broadband and mobile speeds see:

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

General Information

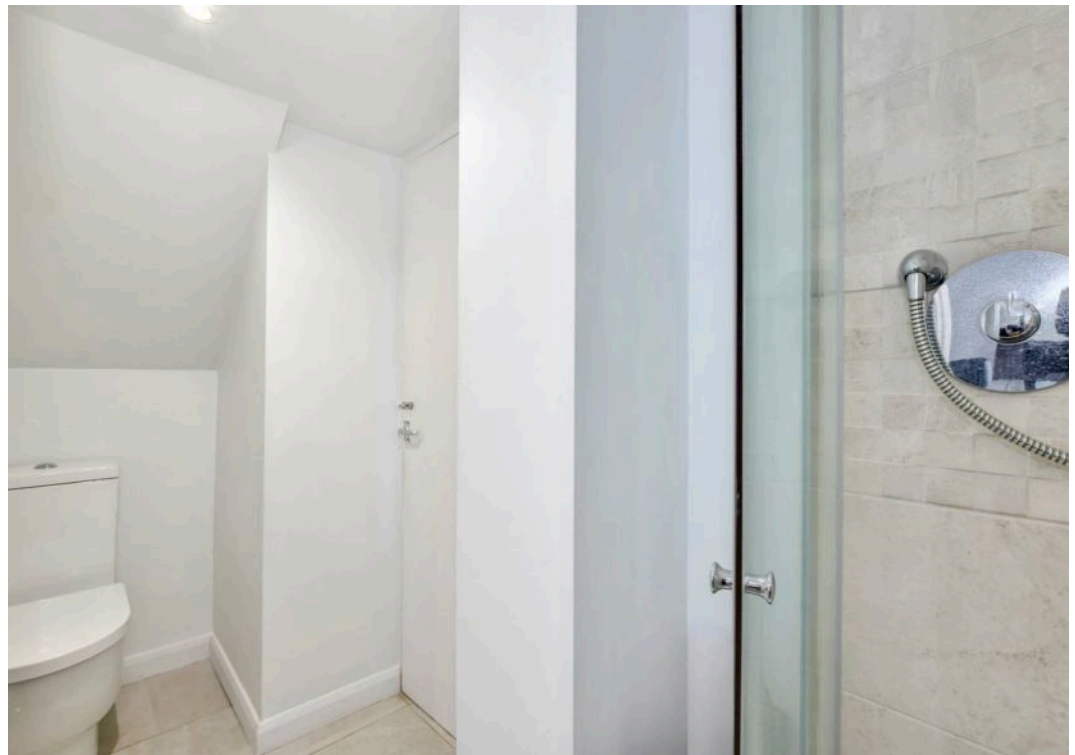
Services

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

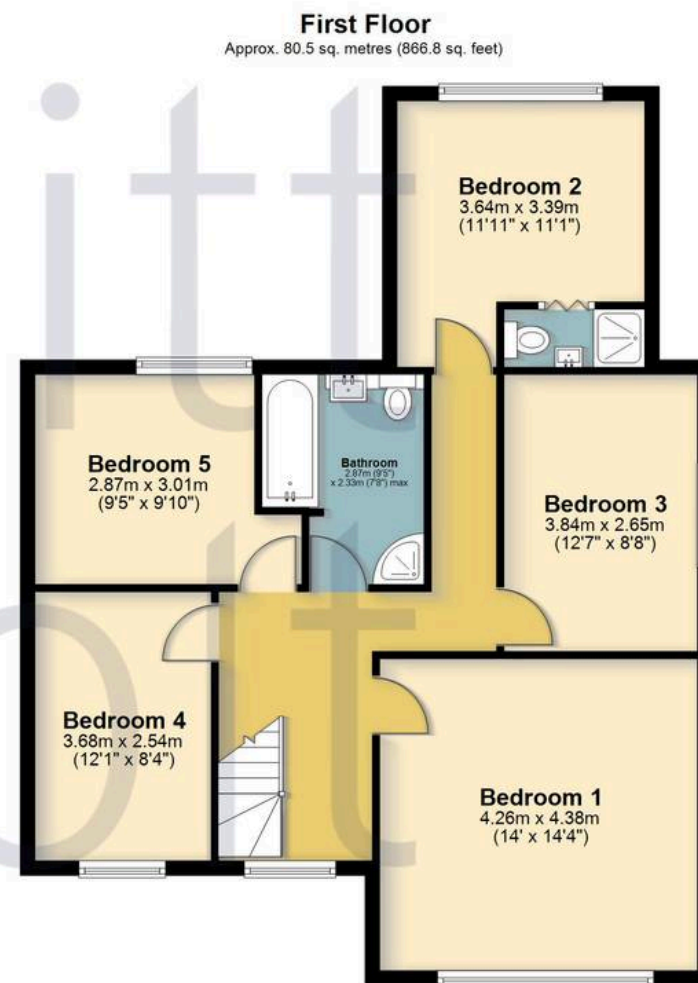
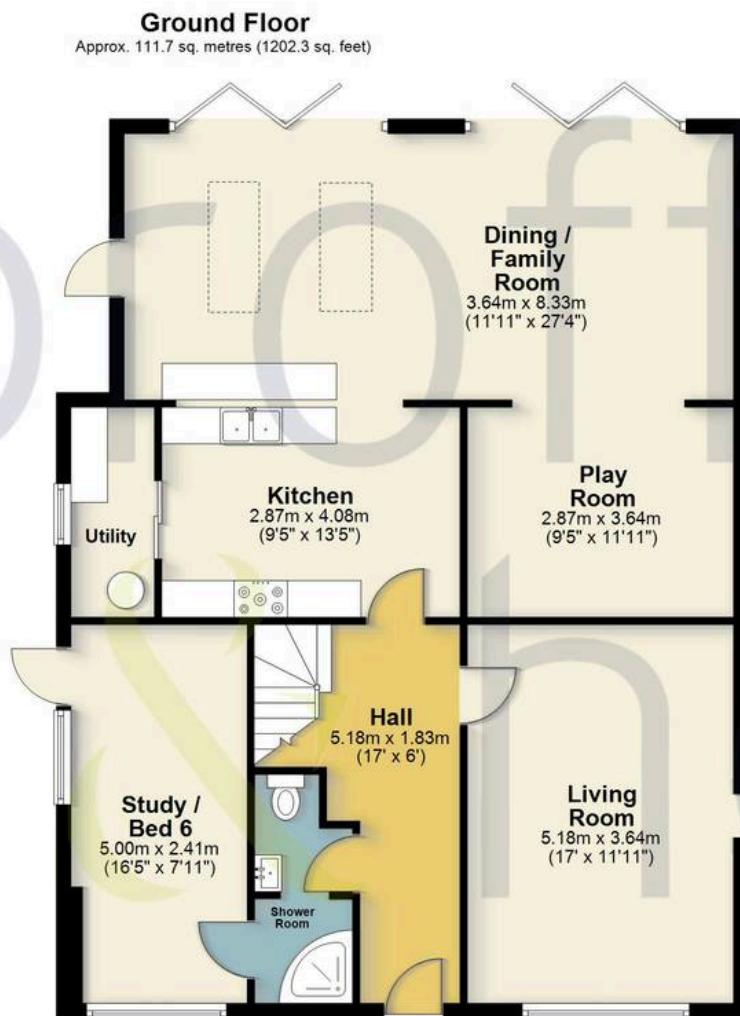
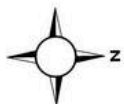
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Total area: approx. 192.2 sq. metres (2069.1 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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