



Roman Gardens, Kings Langley  
£599,995

proffitt  
& holt







## Roman Gardens

Kings Langley

Proffitt and Holt are delighted to offer to the market this stunning four bedroom family home located in the highly sought after Roman Gardens and within walking distance to both Kings Langley station and the village high street.

The property has been tastefully modernised by the current vendors and is ready to move into.

The internal accommodation comprises entrance hall, downstairs wc, living room/dining room, family room and kitchen to the ground floor. To the first floor there are four well proportioned bedrooms (with the master boasting its own en suite) and a separate family bathroom.

Externally, the property offers a low maintenance and landscaped garden to the rear, a fully powered and luxury home office (ideal for those wishing to work from home) and there is parking available to the front/side of the property also.

To fully appreciate what this rarely available family home offers, please contact leading local agent Proffitt and Holt.







## Roman Gardens

Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of 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: C



- Fully Modernised
- Walking Distance to Station
- No Through Road
- Home Office
- Driveway Parking
- Sought After Location







**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.



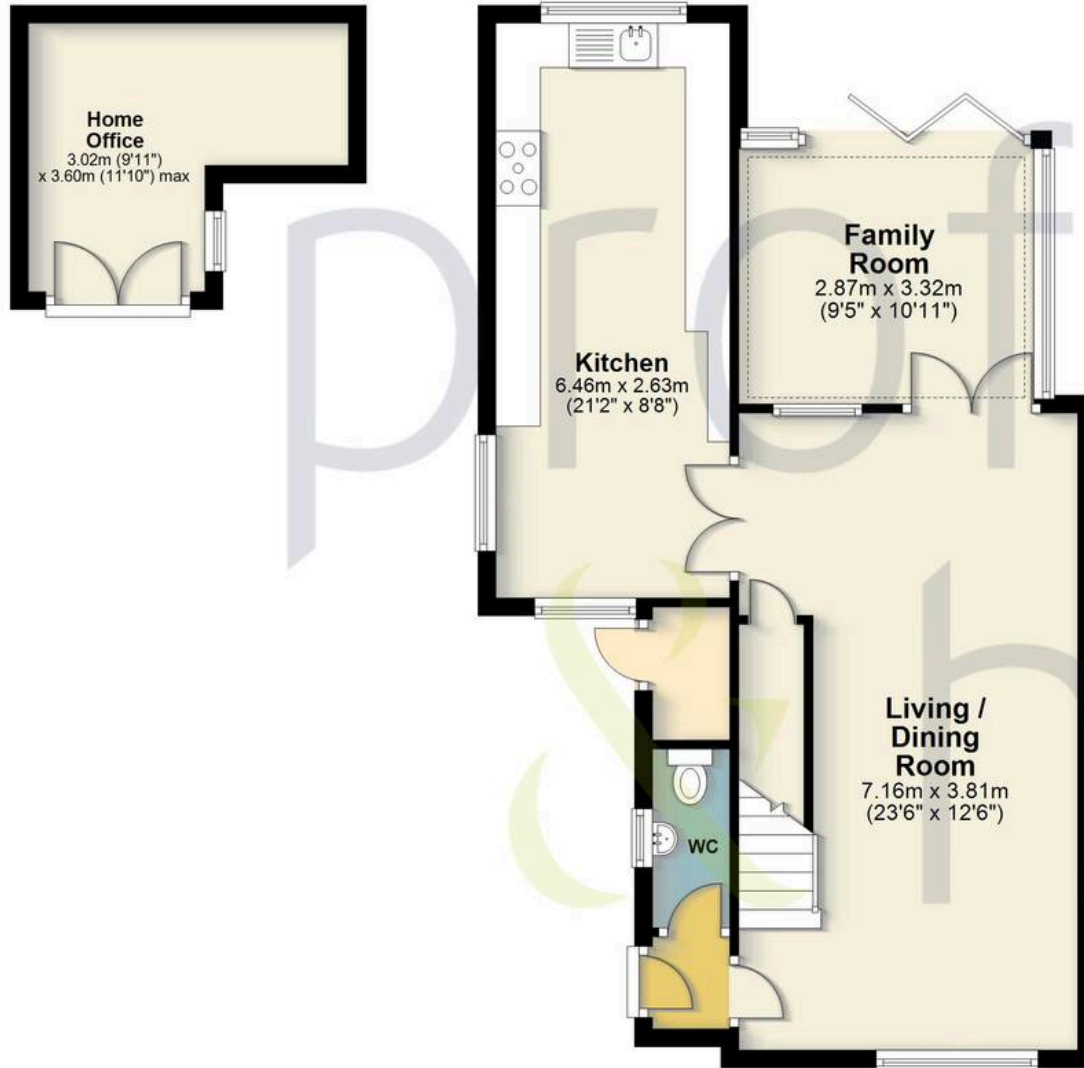






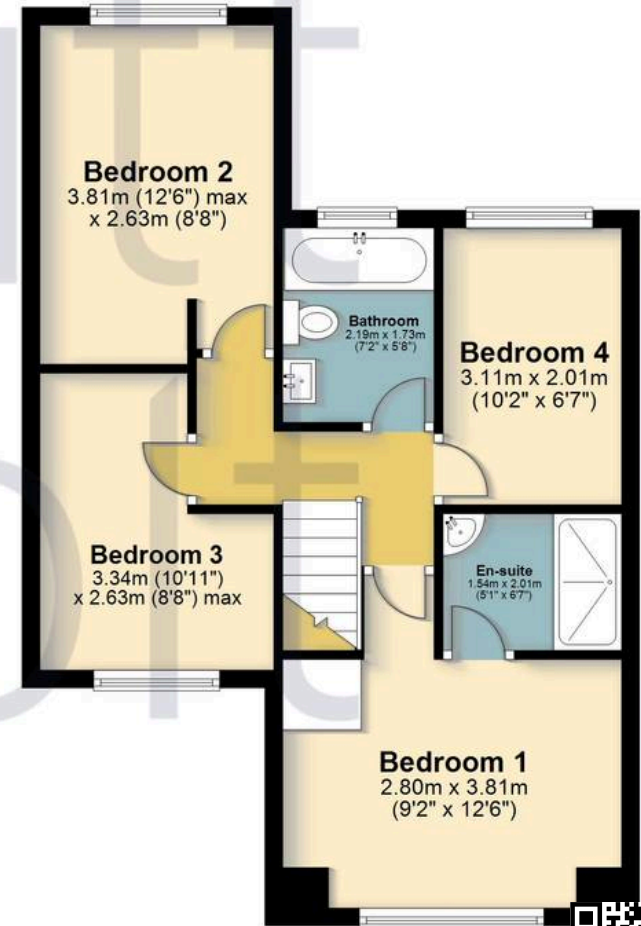
## Ground Floor

Approx. 67.9 sq. metres (731.0 sq. feet)



## First Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



Total area: approx. 116.7 sq. metres (1256.1 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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