

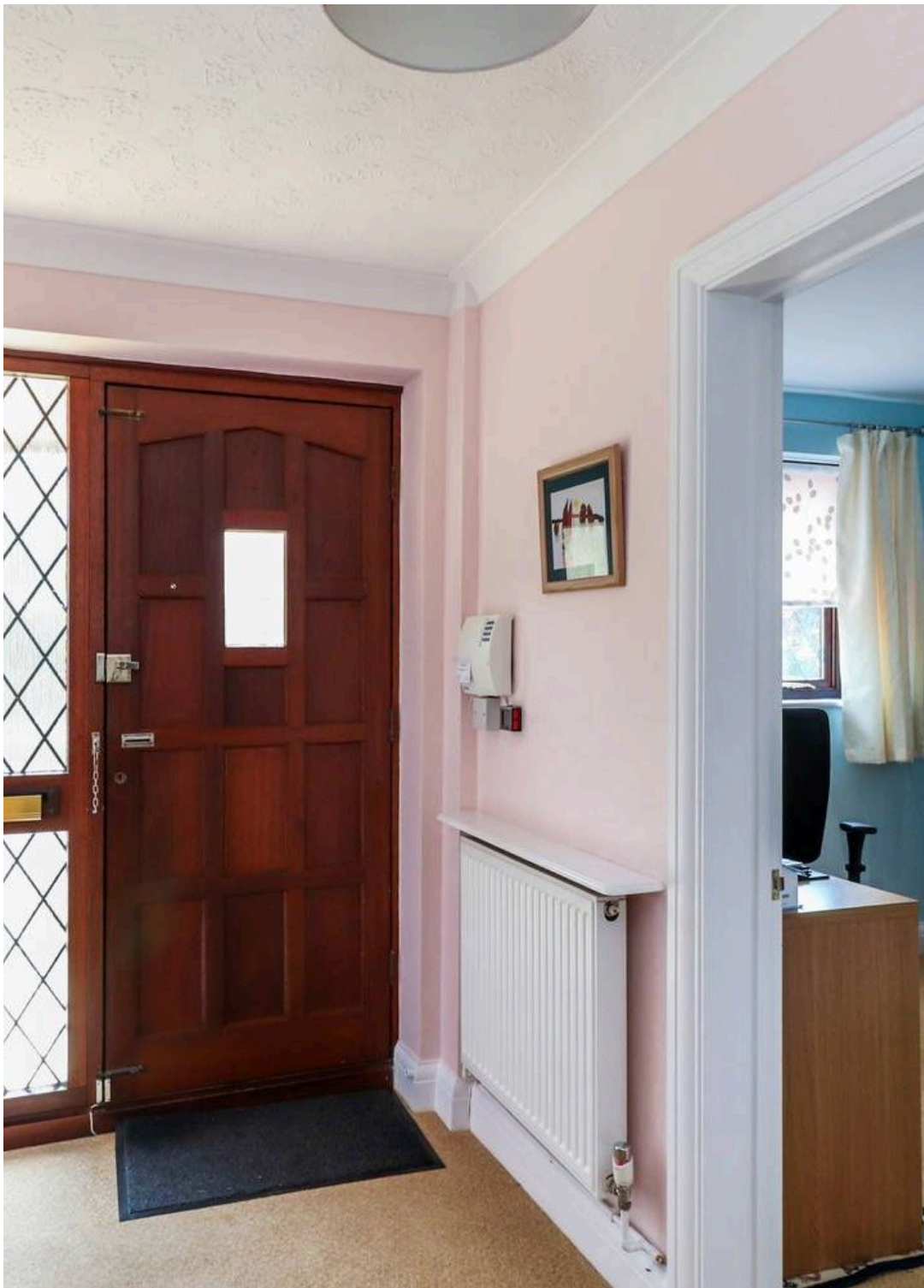


Five Acres, Kings Langley

Guide Price £750,000

proffitt
& holt





Five Acres

Kings Langley

Being sold with no onward chain is this rarely available, detached bungalow. It sits in an enviable position on a popular quiet cul-de-sac, within a short walk of Kings Langley Common and High Street. Well presented throughout, it offers versatile and spacious accommodation, as well as plenty of potential to extend (STPP).

Internally, the accommodation is all arranged over one level, with a welcoming entrance hall providing access to all rooms. The living room is a lovely large room that opens out to the garden and sits adjacent to the kitchen. The kitchen itself has been fitted in a classic shaker design and offers plenty of cupboard and worktop space, along with a number of integrated appliances. There are 3 comfortable bedrooms, 2 of which benefit from fitted wardrobes, and a family bathroom with large walk-in shower. Additionally, there is a study and separate utility room also including a 2nd WC.

Externally, the West-facing rear garden is a lovely and secluded space which benefits from the late Sun. Mainly laid to lawn, there are also established borders and a patio area that spans the width of the property. Side access leads you to the front of the property, where there is a driveway for multiple vehicles.





Five Acres

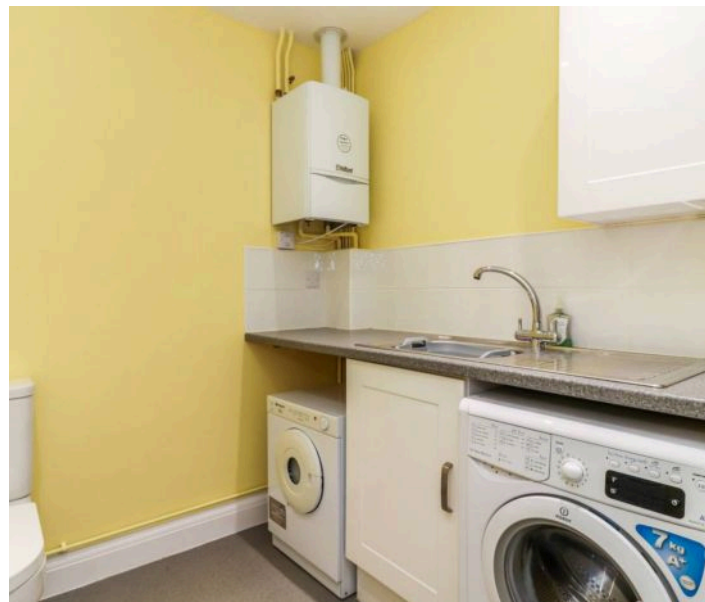
Kings Langley

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: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Upper Chain
- Detached Bungalow
- Quiet Cul-De-Sac Within Short Walk Of Kings Langley Common And High Street
- Versatile Accommodation
- Well Presented Throughout
- Study And Utility Room
- West-Facing Rear Garden
- Driveway For Multiple Vehicles





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

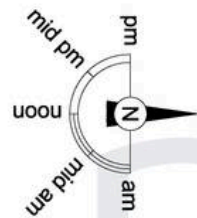
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

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







FIVE ACRES, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1105.77 SQ FT / 102.73 SQ M.

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