



Rockliffe Avenue, Kings Langley

Guide Price **£549,950**

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Rockliffe Avenue

Kings Langley

Being sold with no upper chain is this extended 3 bedroom 1930's family home, on a quiet cul-de-sac within a short walk of Kings High Street and Train Station.

Entering in to a welcoming entrance hall, you're taken in to the main living space. This comfortable room was originally two reception rooms which have been knocked together to create a particularly large open-plan space. Double doors lead through to a separate dining room, which sits adjacent to the kitchen and could easily be knocked through to create a more open-plan space (subject to planning permission). The kitchen itself is fitted in a classic shaker design and offers plenty of worktop and cupboard space, along with space for a range of appliances. Additionally there is a conservatory and utility room. The first floor is a traditional layout, with two double bedrooms - both with fitted wardrobes - a single bedroom and family bathroom with large walk-in shower.

Externally, the rear garden has been fully landscaped and is made up of lawned spaces, mature borders and a large wooden summerhouse with decked seating area. Side access leads you to the front of the house where there is off street parking for multiple vehicles.





Rockliffe Avenue

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 a distance of approximately one mile.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Upper Chain
- Quiet Cul-De-Sac
- Short Walk to Kings Langley Train Station and High Street
- 3 Bedrooms
- Landscaped Garden with Large Summerhouse
- Extended to Ground Floor
- Utility Room
- Driveway for Multiple Vehicles





For broadband and mobile speeds see:

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

General Information

Services

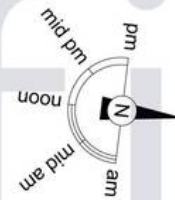
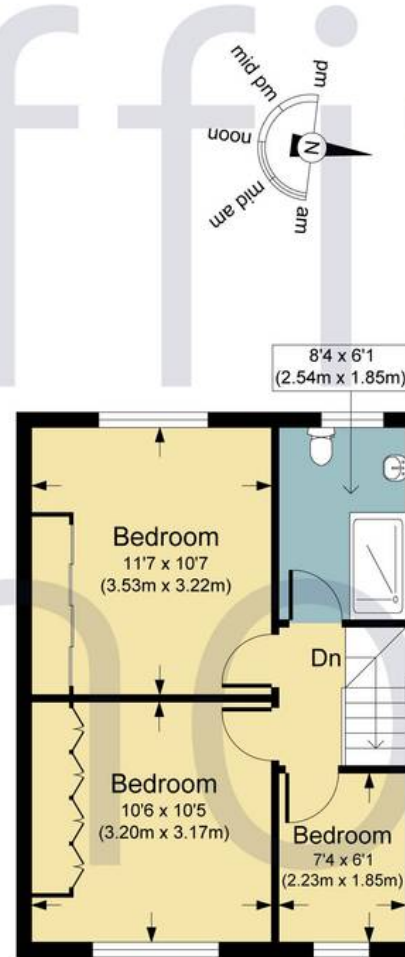
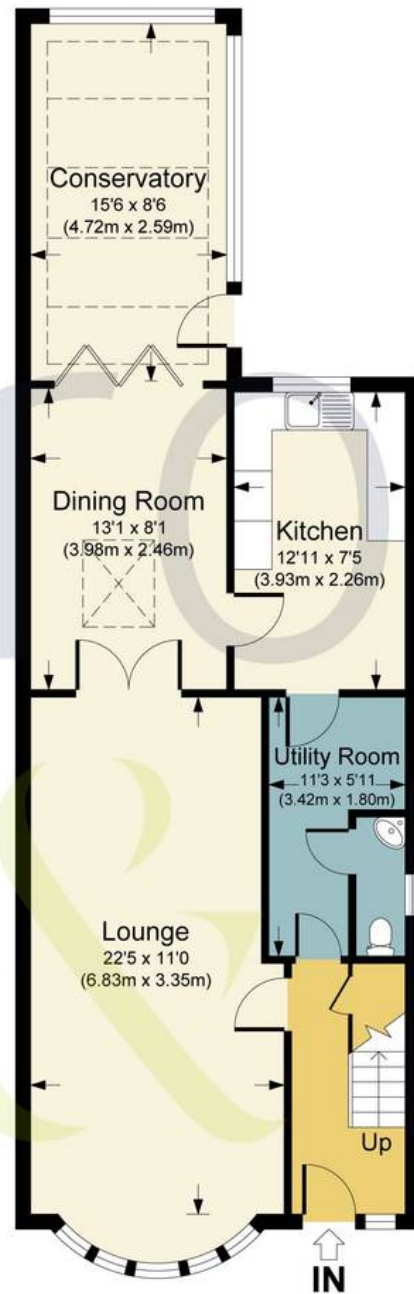
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







Ground Floor

First Floor

ROCKLIFFE AVENUE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1089.63 SQ FT / 101.23 SQ M
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