



Waterside, Kings Langley
£460,000

proffitt
& holt





Waterside

Kings Langley

A smartly presented and rarely available 3 bedroom home in this central position in the popular village of Kings Langley, within walking distance of the High Street and train Station. Being sold without the complications of an onward chain, it offers lovely and bright accommodation throughout, with high ceilings and an open-plan living arrangement.

To the ground floor, there is a welcoming entrance hall with stairs leading to the first floor and a door leading in to the main living space. This spacious open-plan area offers separate living and dining areas with sliding patio doors flowing directly out to the garden and a door leading in to the kitchen. The kitchen itself is fitted in a classic shaker style, with plenty of worktop and cupboard space, as well as room for a range of appliances.

The first floor boasts 3 well-appointed bedrooms, as well as a family bathroom and access to the loft space.

Externally, the West-facing rear garden is a lovely and private space, measuring approximately 90ft in length. It is mainly laid to lawn with a comfortable patio directly off the back of the house and large decked area at the rear. Side access takes you to the front of the house, where there is a front garden with artificial lawn.





Waterside

Kings Langley

Kings Langley village 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 minutes) and Junction 20 of the M25 is approximately a distance of one mile. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upper Chain
- Smartly Presented Throughout
- Walking Distance To Kings Langley High Street And Train Station
- Three Bedrooms
- Bright And Airy Accommodation
- Generous Sized West-Facing Garden
- Open-Plan Living





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

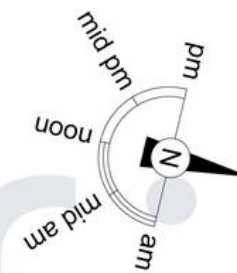
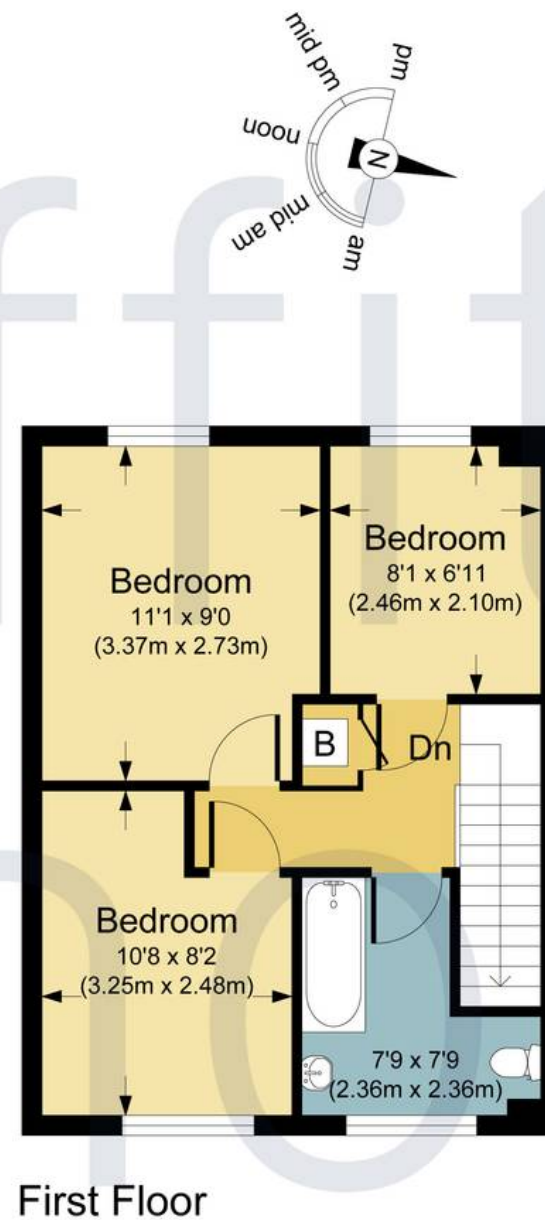
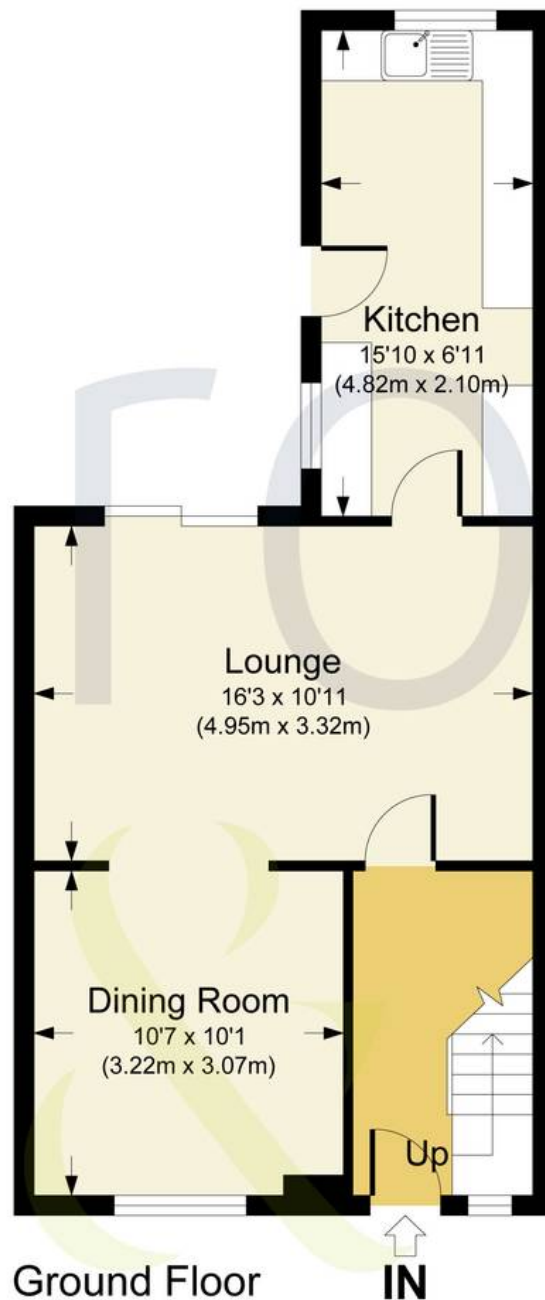
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

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







WATERSIDE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 818.81 SQ FT / 76.07 SQ M

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