



Grand Union Way, Kings Langley

In Excess of £700,000

proffitt
& holt





Grand Union Way

Kings Langley



Proffitt and Holt are delighted to offer to the market this spacious four/five bedroom, two reception room, three bathroom town house located in a prime position in the iconic Ovaltine Development, just a couple of minute's walk from Kings Langley Train Station. With canal-side views, as well as flexible and versatile accommodation set over three floors. The property is the largest of its kind in the development and has been fully modernised throughout.

The internal accommodation comprises entrance hall, downstairs guest WC, study, utility room, open plan kitchen/breakfast room and orangery style conservatory to the ground floor.

To the first floor there is a generous living room with two Juliette balconies (with views over the canal) and a bespoke handmade media unit, as well as a re fitted family bathroom and two bedrooms. To the second floor, the property boasts two well-proportioned double bedrooms (master with a re fitted 4-piece ensuite bath & shower room, whilst the second bedroom has a re fitted 3-piece ensuite shower room).

Externally, the property offers allocated parking and a private and low maintenance garden to the rear.

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



Grand Union Way

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 5 and 4 miles respectively. Kings Langley mainline station provides a service to London, Euston (a journey time of approx. 30 mins), Junction 6 of the M1 and Junction 20 of the M25 are approximately a distance of one mile.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 4/5 Generous Sized Bedrooms
- Canal Views
- Re Fitted Open Plan Kitchen/Breakfast Area
- 3 Re Fitted Bathrooms (2 ensuite)
- Conservatory/Dining Room
- Study
- Utility Room & Guest WC
- Allocated Parking for Multiple Vehicles
- Large Living Room with Canal Views and Bespoke Wooden Media Unit
- Short Walk to Kings Langley High Street and Train Station





For broadband and mobile speeds see:

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

General Information

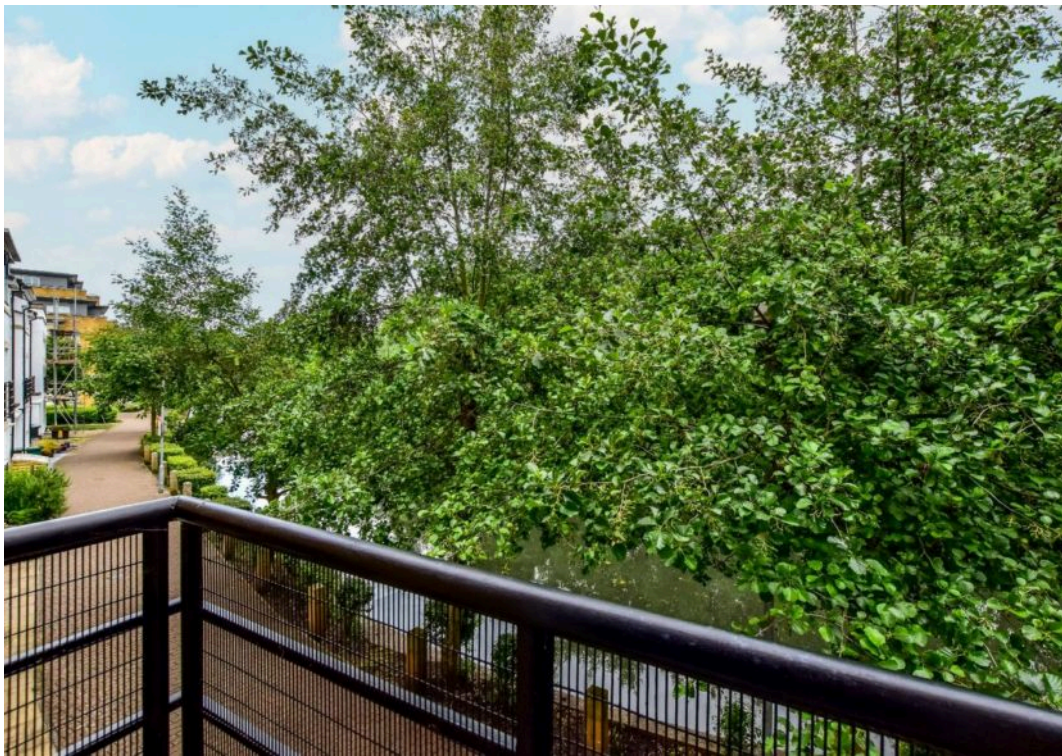
Services

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.



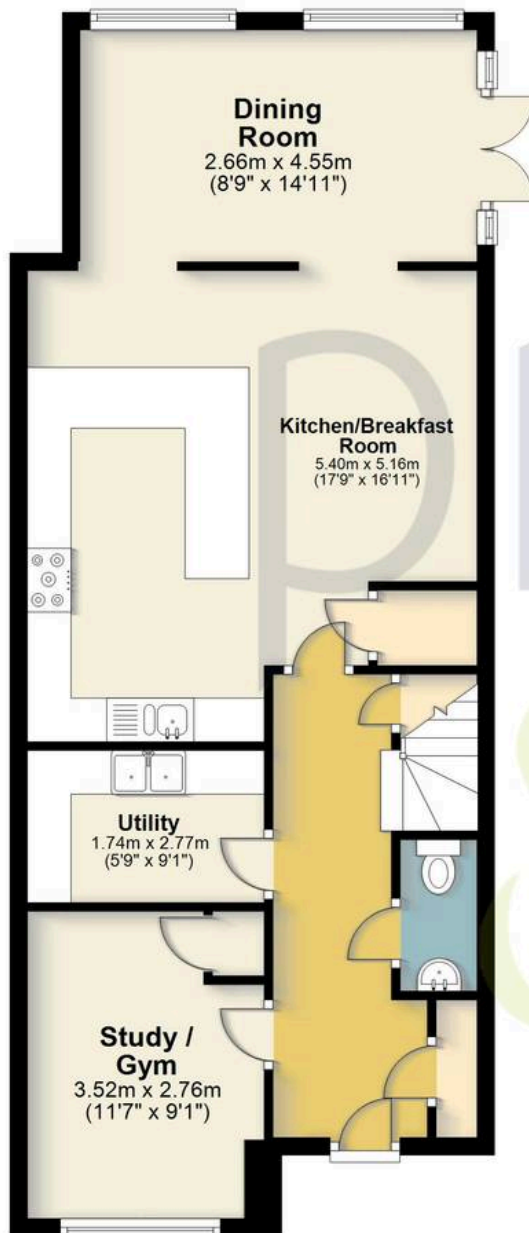






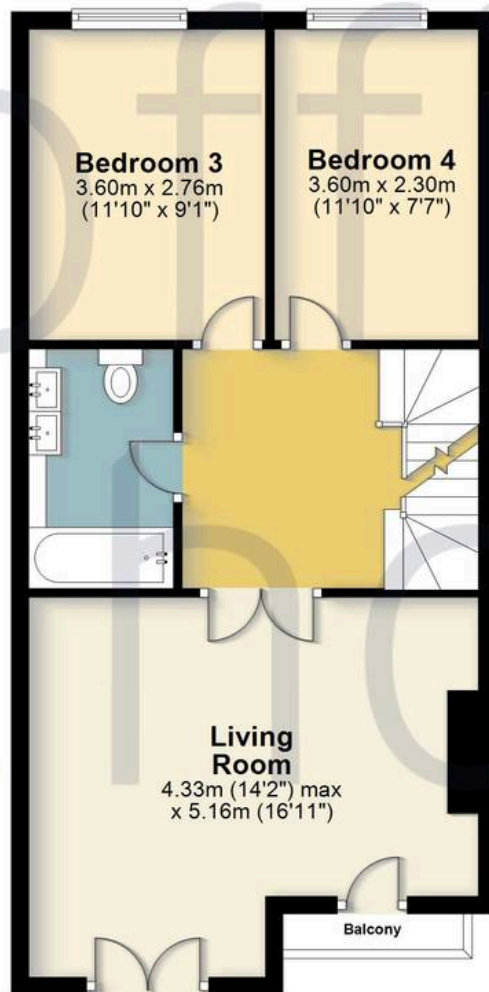
Ground Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



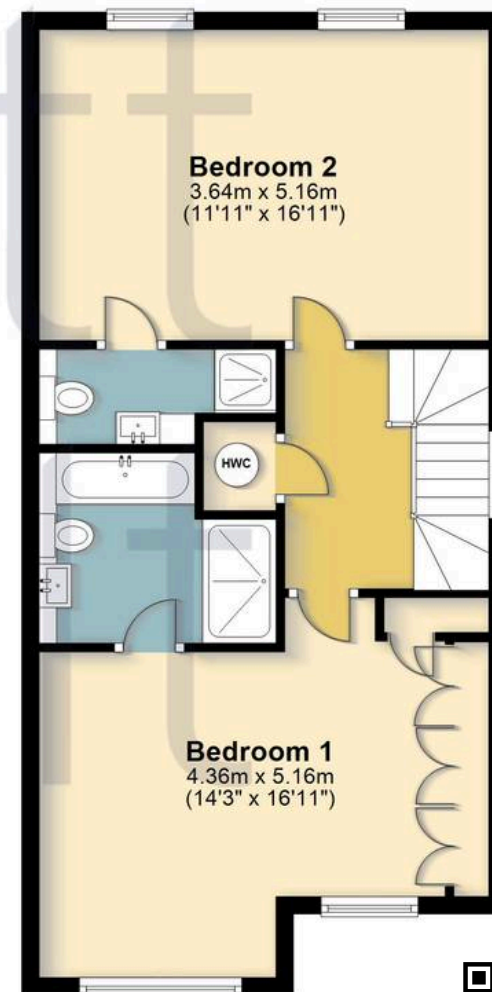
First Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



Second Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



Total area: approx. 174.5 sq. metres (1878.7 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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