



Plot 1, Three Acres, Toms Lane
£1,750,000

proffitt
& holt





Plot 1, Three Acres

Toms Lane, Kings Langley

Available immediately is this premium family home on an exclusive development of 4 newly built, high specification, executive homes. Positioned in a private, gated location, just a few minutes' walk from Kings Langley Train Station and boasting spacious open plan living spaces, 4/5 bedrooms – 4 with en suites, as well as a wonderful secluded South-facing rear garden and communal Orchard.

These fabulous homes have been crafted with space in mind, with well thought out layouts that cater for family life and socialising alike. Cleverly designed to make the most of the South-facing aspect, the rooms are flooded with light through all points of the day. They offer a versatile arrangement, with an extra bedroom or home office positioned on the ground floor, with its own shower room. Externally, the private South-facing rear garden offers plenty of space to entertain, with the communal Orchard offering a wonderful space to relax or for children to play.

Specification and design points include:

- Hacker handleless range to kitchen and utility room with Carrara Storm siltstone worktops and splashbacks, plus Quooker hot tap and Siemens appliances.
- Havwood herringbone engineered flooring to ground floor.
- Underfloor heating throughout.
- Porcelanosa Bottega Caliza wall and floor tiles to ground floor shower room, plus first floor family bathroom and en suites.
- Sanipex designer sanitary ware and brassware.
- Solar panels, with energy fed into house and any excess fed back to the grid.
- EV Charging point and driveway for multiple vehicles.
- Designer lighting.
- Intruder alarm.
- 10 year guarantee.

Please contact Proffitt and Holt to arrange an internal inspection and get a sense of the quality of these fine homes, along with the wonderful private setting in which they reside.



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Kings Langley village centre 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 mins) and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax Band: G

EPC: TBC

Tenure: Freehold



- Brand New Property Available Immediately
- Viewing Appointments to be Booked Through Proffitt & Holt
- High Specification Fittings Throughout
- Gated Community of 4 Executive Homes with Communal Orchard
- Secluded South-Facing Rear Garden
- Spacious Open Plan Interiors
- Walking Distance to Kings Langley Train Station
- 4 Bedrooms – 3 En-Suites
- Solar Panels and EV Charging Point



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.











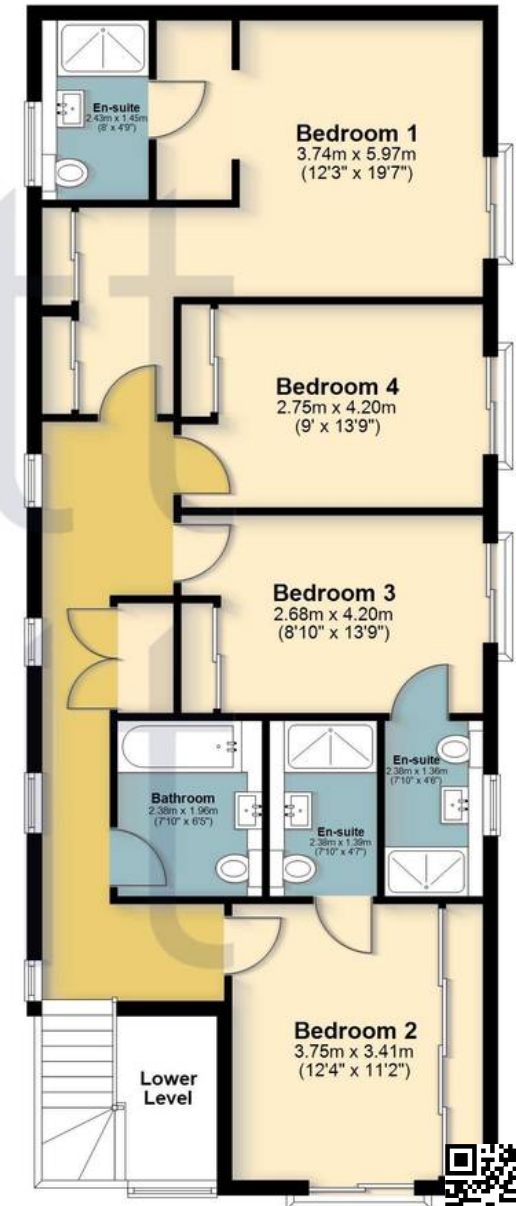
Ground Floor

Approx. 136.5 sq. metres (1469.1 sq. feet)



First Floor

Approx. 93.3 sq. metres (1004.2 sq. feet)



Total area: approx. 229.8 sq. metres (2473.3 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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