



Station Road, Kings Langley
£495,000

proffitt
& holt





Station Road

Kings Langley

Being sold with no upper chain is this 2/3 bedroom 1930's family home, which sits within a couple of minutes walk from Kings Langley Train Station. Boasting a large rear garden in excess of 100ft, it offers an amazing amount of potential to extend (STPP).

The ground floor has a traditional layout, with welcoming entrance hall and a particularly spacious living/dining room, which leads on to a garden room. The galley kitchen sits adjacent and offers access out to the garden and a downstairs WC. To the first floor there is a family bathroom and 2 large bedrooms - this style of house is often laid out as 3 bedrooms, so it could be easily adjusted should you need an additional bedroom.

There is an attractive front garden with side access leading you to the rear, where you are greeted by an impressive garden. At the rear of the garden sits a very large workshop and additional off street parking.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Station Road

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.

- No Upper Chain
- Short Walk to Kings Langley Train Station
- Traditional 1930's Home
- Rear Garden Measuring in Excess of 100ft
- Large Workshop and Parking at Rear
- 2/3 Bedrooms
- Lots of Potential to Extend
- Downstairs WC





For broadband and mobile speeds see:

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

General Information

Services

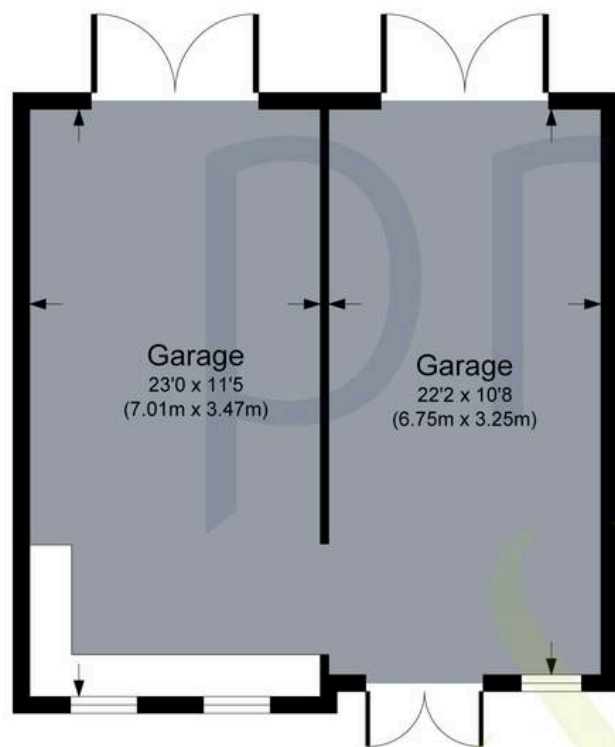
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

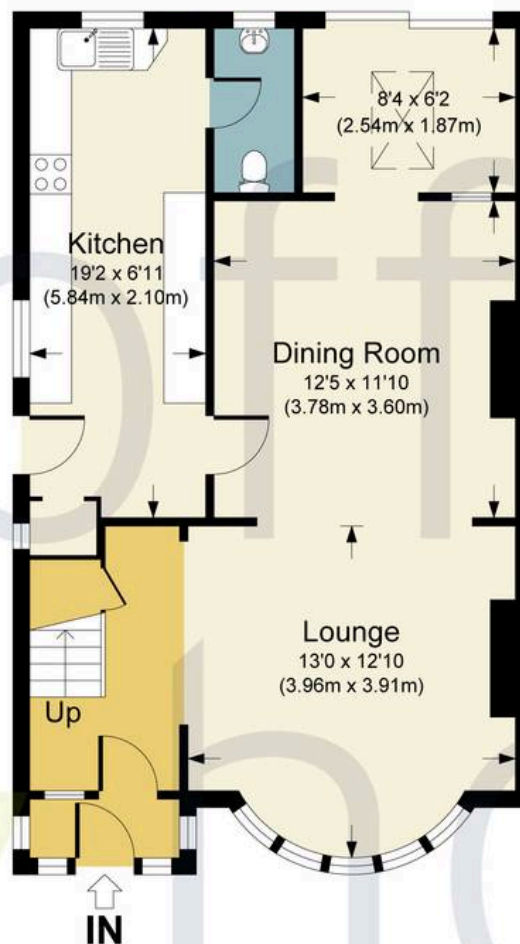
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



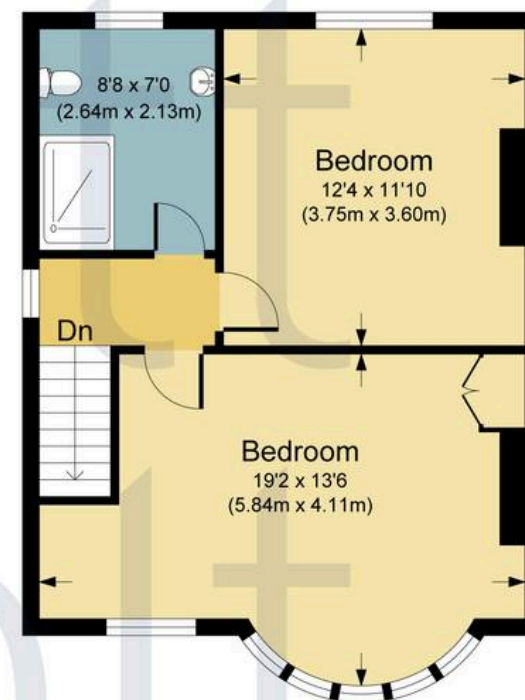




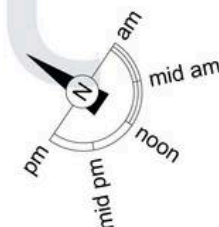
Garage



Ground Floor



First Floor



STATION ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1561.30 SQ FT / 145.05 SQ M. INC. GARAGE

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