



Home Park Cottages, Station Road, Kings Langley

Guide Price £475,000

proffitt
& holt





Home Park Cottages, Station Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available 3 bedroom Grade 2 Listed period cottage within walking distance to both the village High Street and Kings Langley station - providing easy access into London Euston.

This charming property dates back to the 1800's and boasts a wealth of character and an abundance of period features such as open fireplaces, wood flooring, exposed beams, exposed brickwork, wooden doors throughout and sash windows.

Internally, the accommodation comprises two reception rooms, a galley style kitchen and family bathroom to the ground floor. To the first floor there are two bedrooms (one currently used as a study) with the top floor boasting a third bedroom with eaves storage.

Externally, the property excels with parking available via a car port to the side, whilst the rear garden is both low maintenance and generous in size with mature borders and a hardstanding seating area - ideal for entertaining/relaxing, with the remainder of the garden being laid to lawn.

To fully appreciate what this unique property has to offer, please contact leading local agent Proffitt and Holt.





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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 is just a short walk from the property and 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: D

Tenure: Freehold



- Three Bedrooms
- Grade 2 Listed
- Period Property Dating back to the 1800's
- Walking Distance to Kings Langley Station
- Car Port
- Set Over Three Floors
- Rear Garden





For broadband and mobile speeds see:

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

General Information

Services

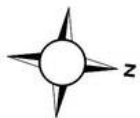
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



First Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



Second Floor

Approx. 15.8 sq. metres (170.4 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 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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