



Una Way, High Street, Kings Langley
£485,000

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& holt





Una Way, High Street

Kings Langley



Situated in a particularly secluded position just off Kings Langley High Street is this fully refurbished a charming Grade II Listed home. Perfectly positioned within just a stones throw of all the local shops, cafes and facilities that Kings Langley has to offer, the current owners have sympathetically restored and extended this wonderful home, to create a well thought out and flexible space that suits every day family life. A wealth of character features have been retained, such as antique oak wooden flooring, exposed beams and original brick built fireplace with log burning stove, yet it also benefits from more modern conveniences including bi-folding doors and underfloor heating throughout downstairs. Entering on the ground floor, you are greeted by a traditional boot room which offers tasteful storage for coats and shoes, as well as a guest WC. This central space gives you access to the main family room and the kitchen-diner. The former is part of the original section of the house built in the 17th Century – this spacious and comfortable room is brimming with character, whilst the kitchen-diner sits at the rear of the house and is part of a new extension. The kitchen itself has been fitted in a classic shaker design, with traditional chrome fittings and high quality quartz worktops and upstands, whilst the bi-folding doors and roof light flood the room with light, with the vaulted ceiling giving a wonderful sense of space. Separate staircases lead to the first floor, where there are 2 double bedrooms, both with vaulted ceilings. The main bedroom is an especially large room with antique oak floorboards and an array of original exposed beams. Both bedrooms are served by a tastefully fitted family bathroom and there is also a central study area. Interconnecting doors ensure the house flows naturally. Externally, the West-facing courtyard style garden flows directly out from the house and is a wonderful space to sit and entertain with complete privacy. Additionally, there is a raised vegetable patch and fully stocked borders which come complete with blackberries, loganberries, white currants as well as mature flowering perennials. Viewing is highly recommended to appreciate the character and charm of this individual home, which is rarely available in such a convenient and sought after location.

In accordance with the Estate Agents Act 1979 we are required to declare to prospective purchasers that the Vendors of this property are related to an employee of Proffitt & Holt Partnership.



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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 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: G

EPC Environmental Impact Rating: F



- Grade II Listed
- Secluded Position Just Off Kings Langley High Street
- Refurbished Throughout To a High Specification
- Kitchen-Diner With Bi-Fold Doors To Garden
- Boot Room and WC
- Character Features Throughout Such as Solid Oak Flooring and Exposed Beams
- 2 Double Bedrooms with Vaulted Ceilings
- Study Area
- Private 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.

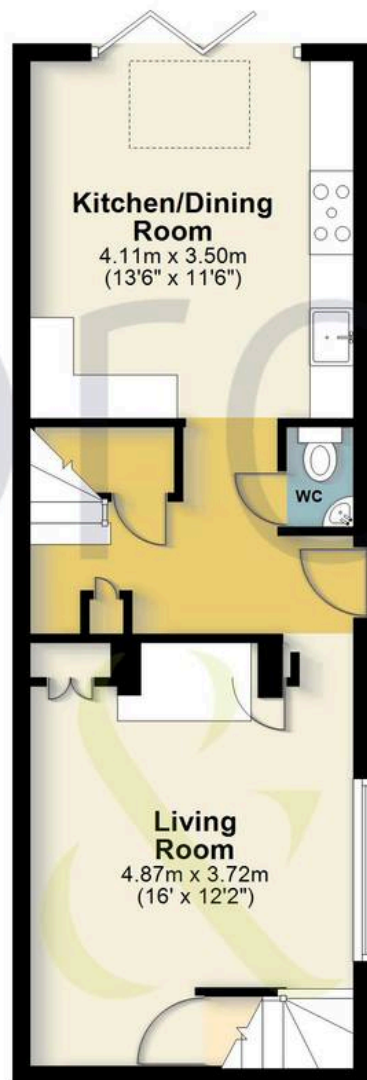






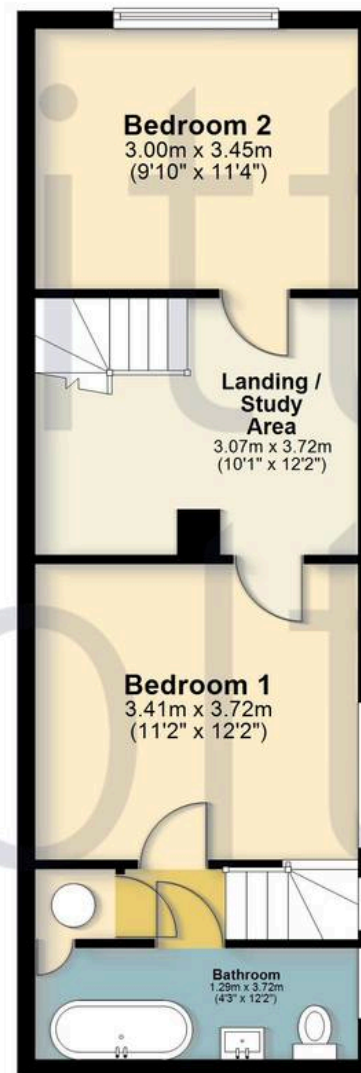
Ground Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.9 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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