



Station Road, Kings Langley
Guide Price £525,000

proffitt
& holt





Station Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this three bedroom semi detached family home located within close proximity to both Kings Langley station providing easy access into London Euston.

The property is also just a short distance from the village high street with all its local amenities. The property has been tastefully modernised by the current vendors and offers further potential (STPP).

Internally the accommodation comprises entrance hall, living room, dining room, kitchen, conservatory and downstairs shower room to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property excels with a generous garden to the rear which is mainly laid to lawn but also boasts a raised and covered hard standing seating area - ideal for entertaining. In addition, there is the added benefit of a garage and parking to the rear.

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





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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.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Three Bedrooms
- Semi Detached
- Walking Distance to Station
- Well Presented Throughout
- Garage
- Further Potential (stpp)
- Generous Garden
- Conservatory





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.

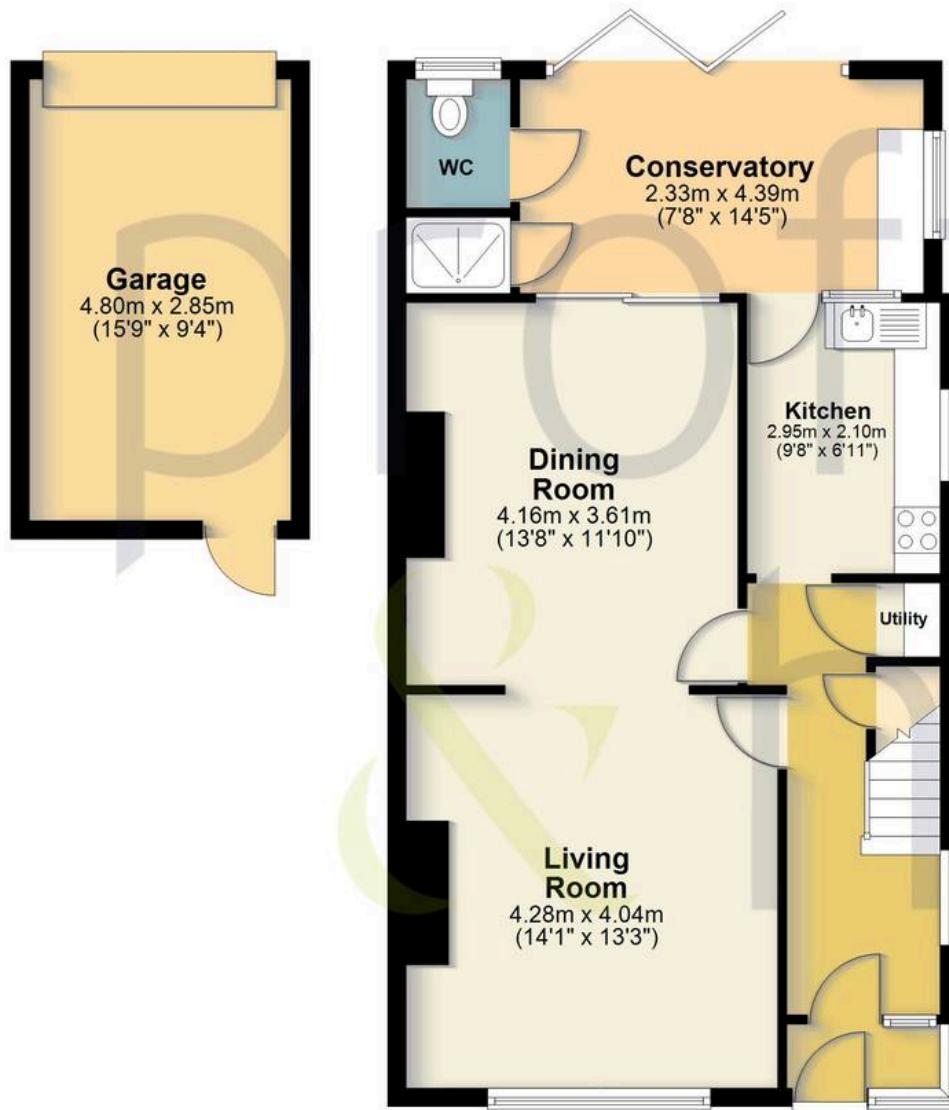






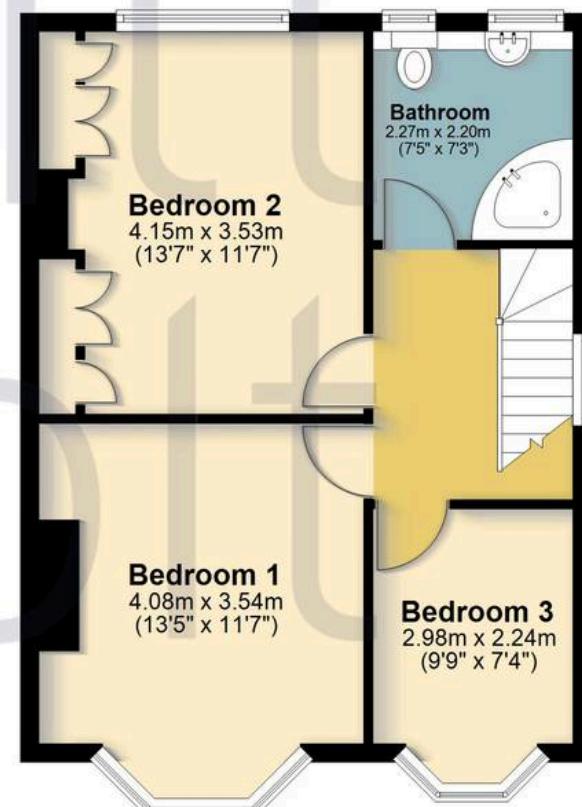
Ground Floor

Approx. 76.9 sq. metres (828.1 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 122.4 sq. metres (1318.0 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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