



Rectory Lane, Kings Langley

In Excess of £600,000

proffitt
& holt





Rectory Lane

Kings Langley

Being sold with no upper chain is this rarely available, immaculately presented family home, which is conveniently located within a short walk of Kings Langley High Street and local schools. Having been well-maintained and modernised by the current owners, it offers spacious and well laid out accommodation.

The ground floor consists of bright and airy kitchen/diner. The kitchen itself has been fitted in a contemporary handleless design and offers plenty of cupboard and worktop space, as well as a range of integrated appliances. This leads through to a comfortable and spacious living room and a separate garden room which flows directly outside. Additionally, there is a downstairs toilet and shower room, as well as ample storage for added convenience.

To the first floor, the four well-appointed bedrooms all offer built-in wardrobes, whilst the family bathroom is tastefully fitted with separate bath and shower cubicle.

The rear garden is a comfortable space, with raised patio area and a neat lawn with established borders. Side access leads you to the front of the house, where there is a large driveway for numerous vehicles.

Viewing is highly recommended.





Rectory Lane

Kings Langley

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modernised Throughout
- Immaculate Condition
- No Upper Chain
- Stones Throw Of Kings Langley High Street
- Large Driveway
- Downstairs Toilet And Shower
- 4 Bedrooms, All With Fitted Wardrobes
- Open-Plan Kitchen-Diner



For broadband and mobile speeds see:

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

General Information

Services

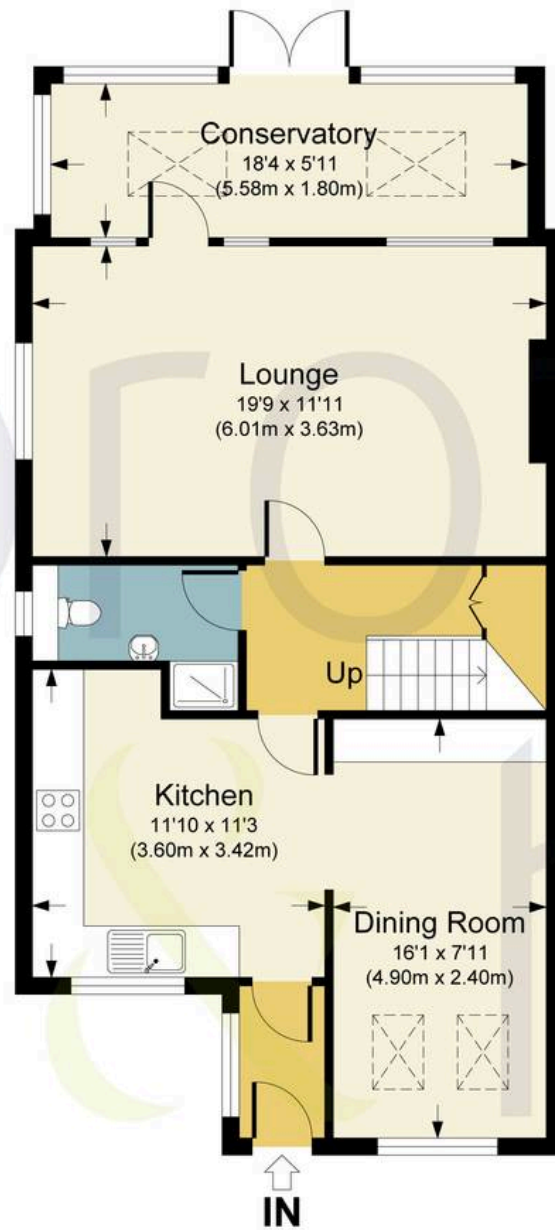
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

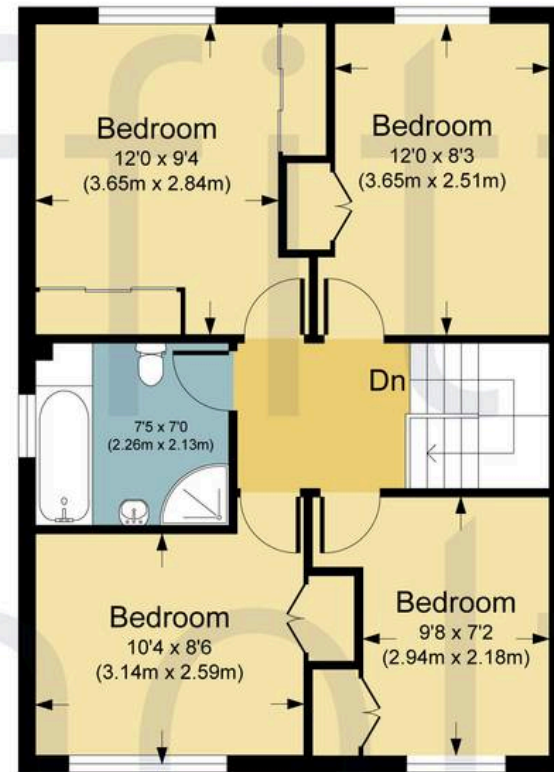
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



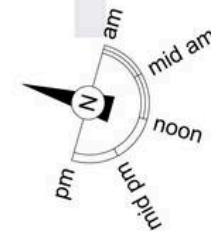




Ground Floor



First Floor



RECTORY LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1292.96 SQ FT / 120.12 SQ M.

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