



81 Langley Hill, Kings Langley
£1,695 pcm

proffitt
& holt





81 Langley Hill

Kings Langley, Kings Langley

"This fantastic cottage which is full of character and charm benefits from a spacious double fronted cosy living room complete with original beams, a slate floor, sash windows and an open fireplace with an exposed brick chimney. A separate dining room/reception room with stairs to the first floor is a real bonus to this spacious cottage. The generous size country style kitchen is fitted with a range of wall and base units to include a Range oven, fridge/freezer and dishwasher. Steps from the kitchen lead out to the rear garden. \n\nOn the first floor there is wooden floor boards throughout, two good size bedrooms and a large four piece bathroom, complete with a free -standing claw foot bath and shower cubicle. A utility cupboard on the landing houses the washing machine. \n\nOutside the rear garden is mainly laid out lawn with a wooden shed, mature trees, herbaceous plants and shrubs to borders. There is also a small patio area, a perfect space for alfresco dining."





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.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode*

Suitable for**

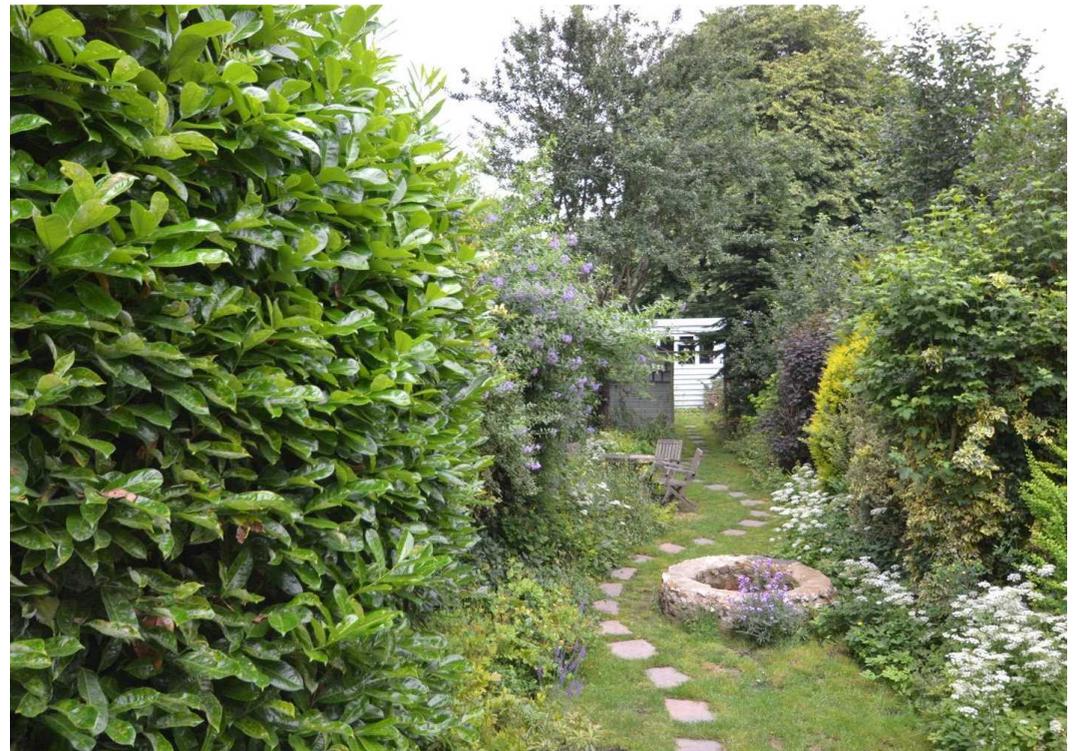
Web & social

Flawless video calls

4K streaming

Online gaming







Proffitt & Holt – Property Management

Proffitt & Holt (Estate Agents), 141 The Parade High Street – WD17 1NA

01923 920255 • prop.man@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

