



Breakspeare Road, Abbots Langley

Guide Price £435,000

proffitt
& holt





Breakspeare Road

Abbots Langley

Proffitt and Holt are delighted to offer to the market this STUNNING two bedroom CHARACTER HOME, with working FIREPLACE, NEWLY FITTED KITCHEN, downstairs WET ROOM, ENSUITE to the second bedroom, HIGH CEILINGS, spacious, SOUTH FACING rear garden with generous GARDEN ROOM with power - IN THE HEART OF THE VILLAGE!

The internal accommodation comprises entrance porch, living room, dining room, kitchen/breakfast room, wet room, two well-proportioned first floor bedrooms, and an en suite to the second room.

Externally the property boasts a generous garden to the rear with a low maintenance and well-manicured rear garden complete with garden room.

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





Breakspeare Road

Abbots Langley

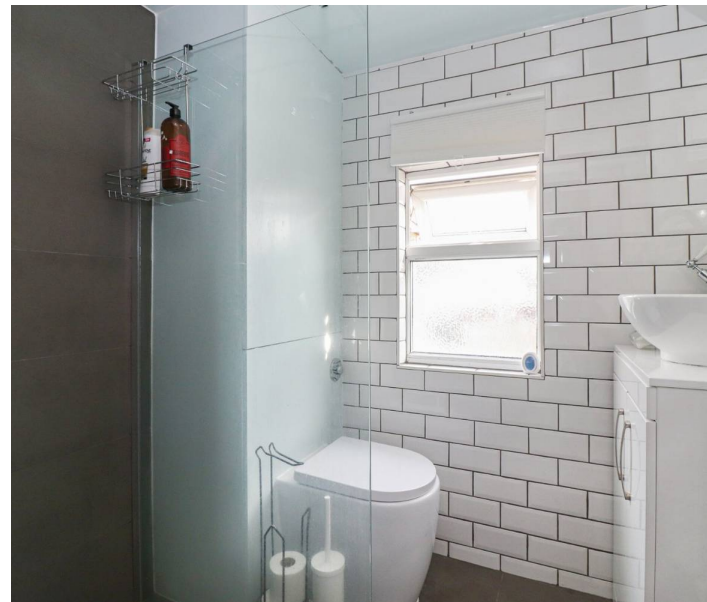
Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and St Albans are within a short drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance. Nearby are buses that run regularly to Watford, Hemel Hempstead and St Albans.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Two Reception Rooms
- End Terrace
- Garden Room
- Village Location
- Two Bathrooms
- Character Cottage
- Enclosed Rear Garden





General information

Services

Mains electricity, gas, water 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.

For broadband and mobile speeds see;

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







BREAKSPEARE ROAD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 872.09 SQ FT / 81.02 SQ M. INC. SUMMER HOUSE
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Proffitt & Holt

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