



Tithe Barn Court Dairy Way, Abbots Langley

Guide Price £550,000

proffitt
& holt





Tithe Barn Court Dairy Way

Abbots Langley

Proffitt and Holt are delighted to offer to the market this rarely available two bedroom Grade 2 listed period property with an abundance of character features and offered to the market with NO UPPER CHAIN. Situated in this exclusive private development and nestled in a quiet location amongst only a few other houses, yet within a short walk of Abbots Langley High Street and local schools, the property offers a wealth of period features and potential, to make your own internally.

The internal accommodation is set over three floors and uniquely, comprises entrance hall, and two well-proportioned bedrooms (one with en suite) to the ground floor level, with a separate family bathroom and utility, providing direct access to the rear garden. To the first floor there is a generous living/dining room, a galley kitchen and wc and the property also benefits from a mezzanine study area. Externally, the property boasts a private and low maintenance garden to the rear, a garage and access to a shared paddock.

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





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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 Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London Euston, and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Grade 2 Listed
- Short walk to Abbots Langley High Street
- Garage
- Shared Paddock
- Utility Room
- Exclusive Private Development
- NO UPPER CHAIN
- Period Features





General Information

Services

Mains electricity, 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/>







Ground Floor

Approx. 68.5 sq. metres (737.8 sq. feet)



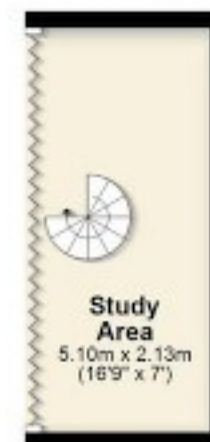
First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



Mezzanine

Approx. 10.9 sq. metres (117.1 sq. feet)



Total area: approx. 133.4 sq. metres (1435.7 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

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • stlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/



The Property
Ombudsman

