



84 Marlin Square, Abbots Langley
£675,000

proffitt
& holt





84 Marlin Square

Abbots Langley, Abbots Langley

A spacious and attractive character home within a short walk of Abbots Langley High Street. Boasting OFF STREET PARKING, large and bright living spaces and a beautiful South-facing rear garden. Space at the side provides excellent potential to extend (STPP). EPC - EER: D Council Tax Band: D [Three Rivers District Council]

Abbots Langley has a number of local shops catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles 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.

Tenure: Freehold

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**

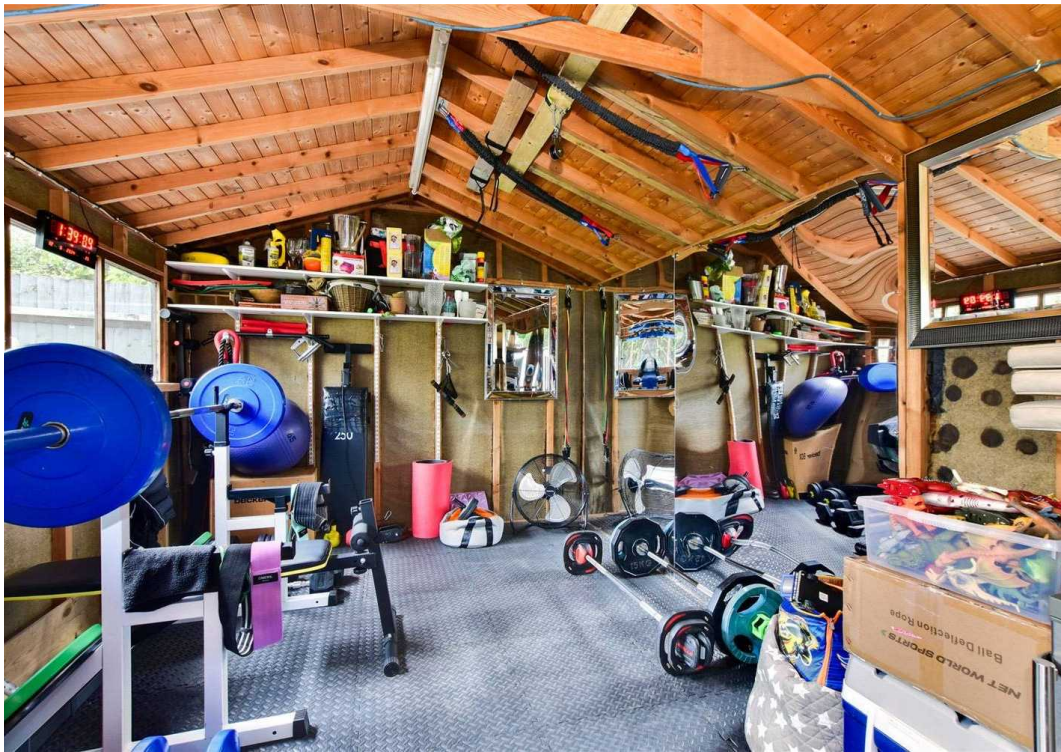
Web & social

Flawless video calls

4K streaming

Online gaming

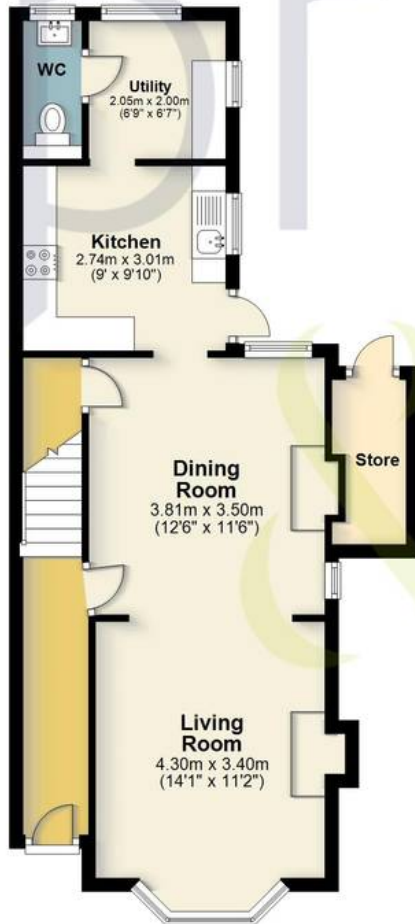






Ground Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



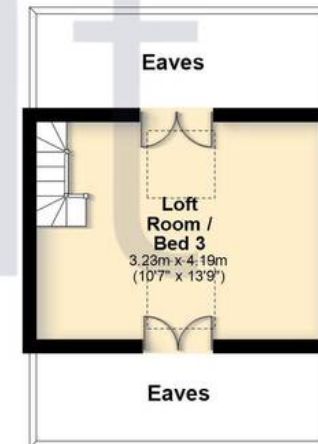
First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Second Floor

Approx. 13.5 sq. metres (145.7 sq. feet)



Total area: approx. 124.7 sq. metres (1342.7 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

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