



Marlin Square, Abbots Langley

£650,000

proffitt
& holt





Marlin Square

Abbots Langley

Situated in a popular traditional Square within a couple of minutes' walk from Abbots Langley High Street, is this spacious and attractive character home, which has been upgraded by the current owners.

Tastefully decorated throughout, the living accommodation is bright and airy, with an open plan living/dining area, with traditional bay window and feature fireplaces. Towards the rear of the house sits the kitchen and a separate utility room with door to WC.

The first floor consists of two large double bedrooms and a comfortable family bathroom off the landing, fitted with freestanding bath and a separate walk-in shower cubicle. The additional loft room makes for a wonderful office space, with far reaching views.

Externally, the property excels. The beautiful south facing garden is well-proportioned, with a spacious patio area, immaculate lawn and established borders. To the rear is an outbuilding, currently used as a gym/storage, but could be easily converted to a home office. An extra wide side access gives you plenty of potential to extend (STPP) and leads you to the front, where there is off-street parking.

Viewing is highly recommended to appreciate the charm and space that this beautiful character home has to offer.





Marlin Square

Abbots Langley

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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Character property
- Off street parking
- Short walk to High Street and Schools
- Tastefully decorated throughout
- Open-plan living spaces
- Potential to extend (STPP)
- South-facing garden with outbuilding





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

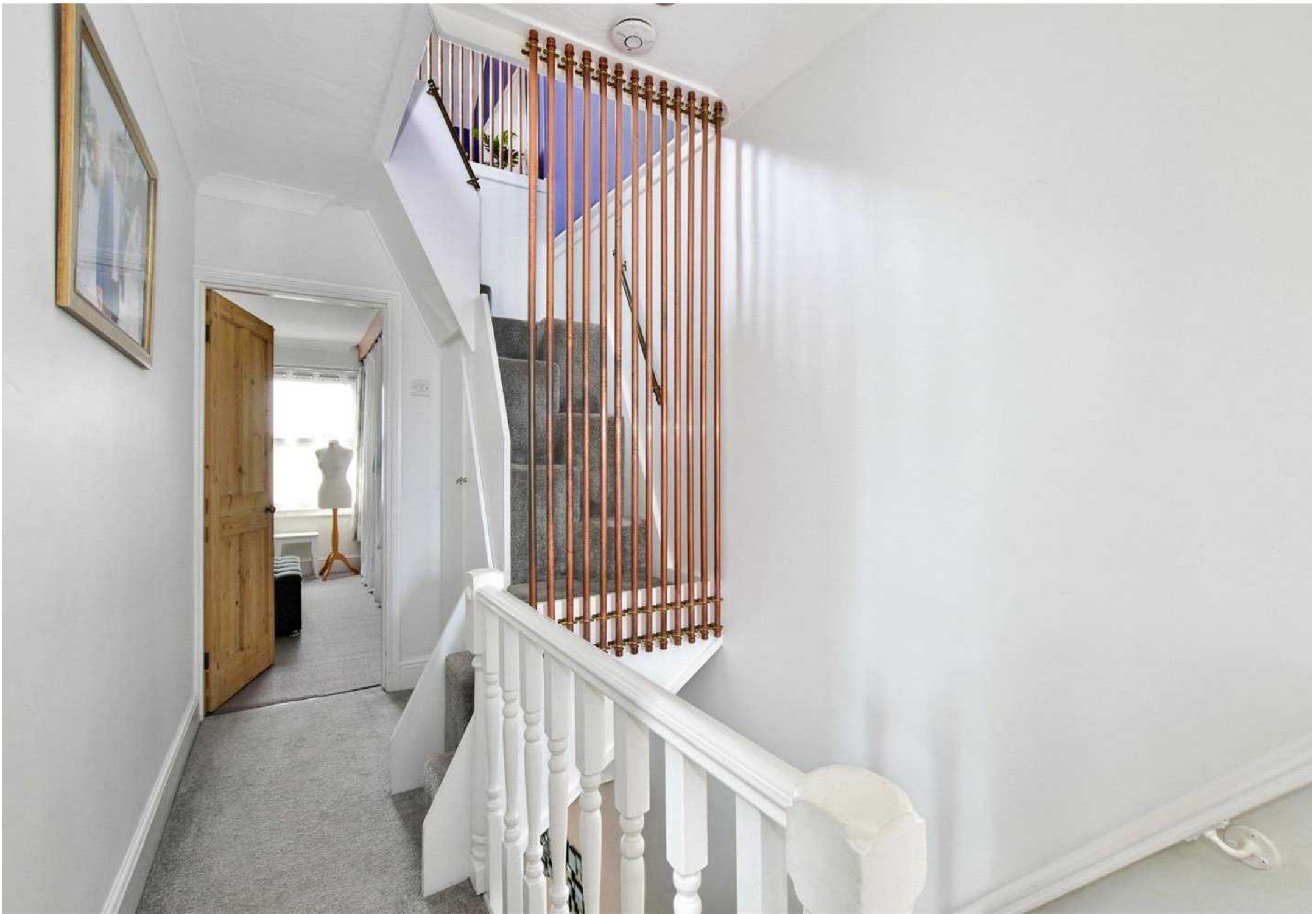
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

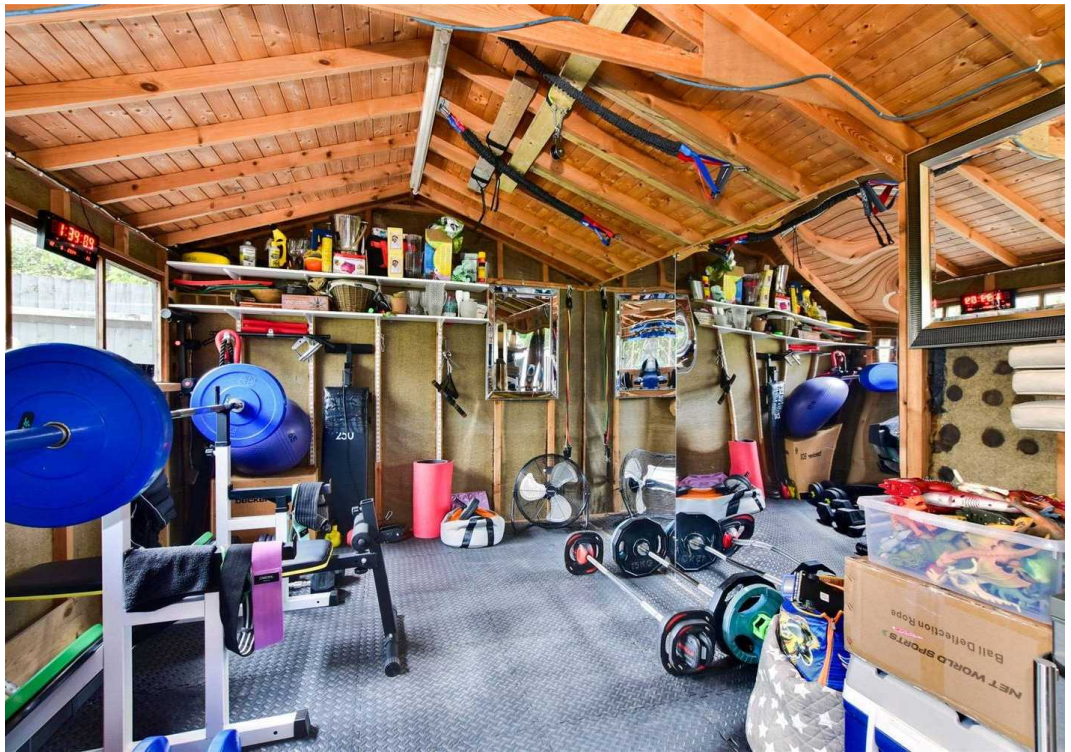
For broadband and mobile speeds see;

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





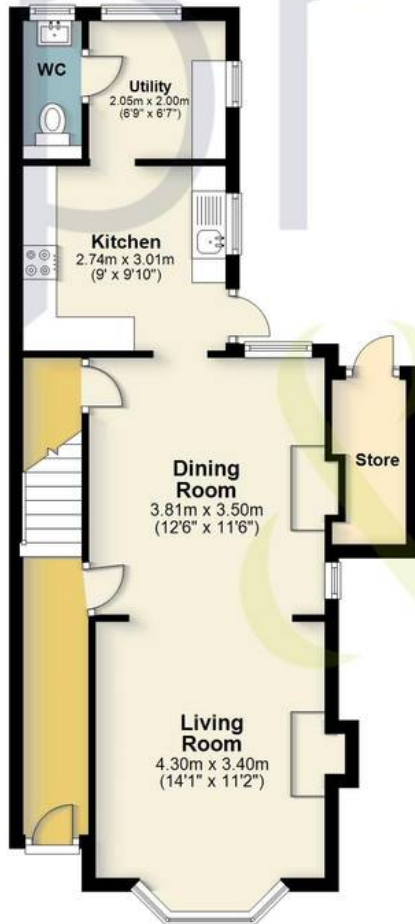






Ground Floor

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



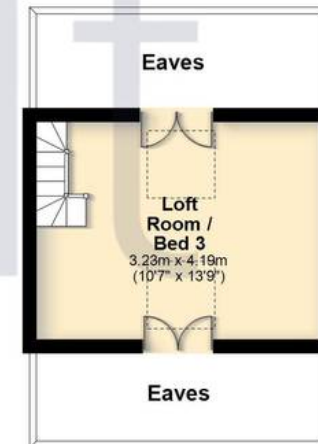
First Floor

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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