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Summerhouse Way, Abbots Langley

Offers Over £500,000

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## Summerhouse Way

### Abbots Langley

Sold without the complications of an onward chain is this smartly presented family home in a fantastic position, within just a few minutes walk of Abbots Langley village High Street and local primary schools.

The accommodation is bright and airy throughout, with a large through living/dining room with sliding doors which lead out to the garden. The kitchen and bathroom have both recently been refitted in a tasteful contemporary design, whilst a small extension also provides an additional guest W/C on the ground floor. There are 3 comfortable bedrooms and an array of storage on both levels, as well as a further brick built storage room in the garden.

Externally, the rear garden is a private and secluded space. As well as a lawned area with established hedged borders, a patio area flows out from the house and provides an ideal environment for dining and entertaining. Side access leads to the spacious front garden, where there is off street parking for multiple vehicles.

Additionally, the property offers excellent scope to extend, subject to the usual planning permissions.





## Summerhouse Way

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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Guest Cloakroom
- No Upper Chain
- Three Bedrooms
- Open Plan Sitting/Dining Room
- Potential to Extend (STPP)
- Refitted Kitchen and Bathroom
- Private Rear Garden
- Off Street Parking for 2 Cars





## 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

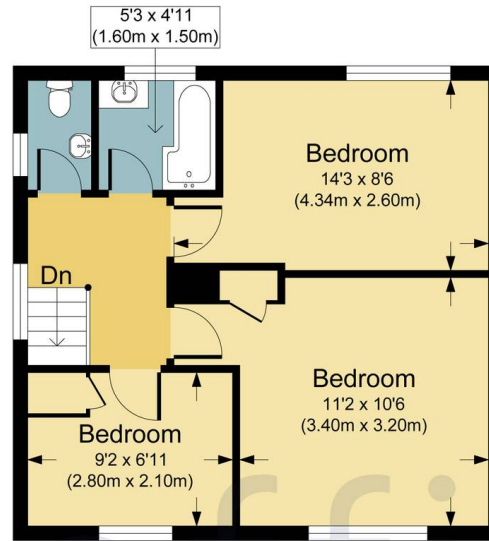
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

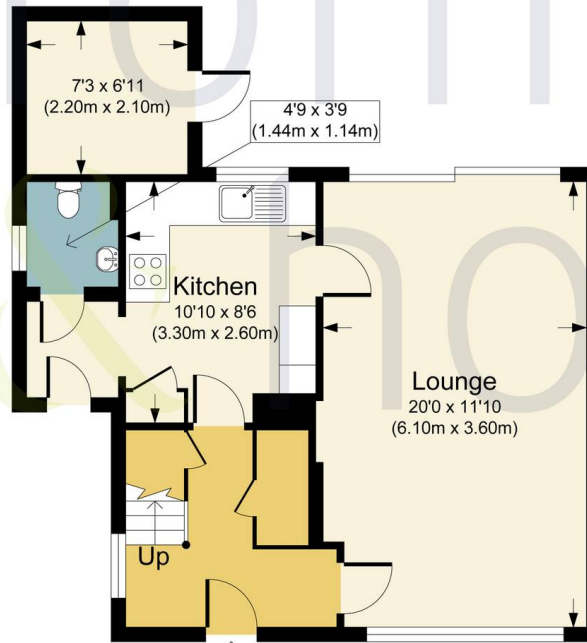
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







First Floor



Ground Floor IN

SUMMERHOUSE WAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 922.46 SQ FT / 85.70 SQ M.  
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