



Tithe Barn Court, Dairy Way, Abbots Langley

Offers Over £799,000

proffitt
& holt





Tithe Barn Court, Dairy Way

Abbots Langley



A converted cow shed situated in this exclusive private development. Nestled in a quiet location amongst only a few other houses, yet within a short walk of Abbots Langley High Street and local schools, it offers spacious and versatile accommodation throughout.

Upon entry, you are greeted by a welcoming entrance hall, with wooden floors, lots of storage and access to the guest cloakroom. This leads on to the living/dining room which is a large and bright room with brick feature fireplace. It flows in to both the conservatory overlooking the garden and the kitchen/utility room. The kitchen is well designed with traditional shaker units, some integrated appliances and a breakfast bar. The separate utility room offers space for further appliances. There is also a large double bedroom with en-suite shower room and fitted wardrobes.

To the first floor are three further bedrooms, with the master boasting a further en-suite and fitted wardrobes. The family bathroom is fully tiled and fitted with a traditional suite. Externally, the rear garden is South-facing and is particularly secluded with separate patio and lawned areas, as well as a useful BBQ area. It also benefits from allocated parking, numerous visitors spaces and a garage.

All owners on the development also inherit part of a shared paddock, currently used to graze horses.



Tithe Barn Court, Dairy 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: G

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Converted Cow Shed
- South Facing Garden
- 2 En Suites
- Short walk to Abbots Langley High Street
- Shared Paddock
- Exclusive Private Development





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.

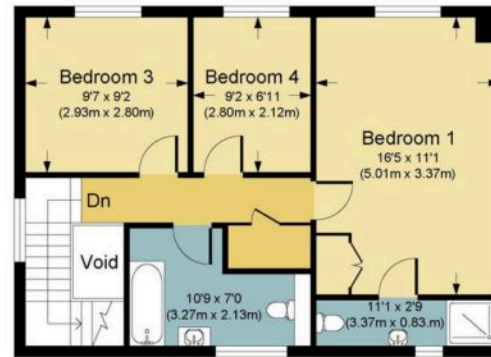
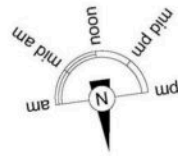
Fixtures and Fittings

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

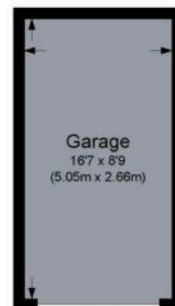
For broadband and mobile speeds see: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







First Floor



Garage



Ground Floor

TITHE BARN COURT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1932.76 SQ FT / 179.56 SQ M. INC. GARAGE

PHOTAL: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2022.





Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

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

