



Langley Lane, Abbots Langley

£850,000

proffitt
& holt





Langley Lane

Abbots Langley

Sitting on a larger than average plot within a couple of minutes walk from Leavesden Country Park and local shops - this attractive family home was recently refurbished and extended to a particularly high specification, creating a wonderful and bright home, with a superb open-plan layout, making it perfect for family life and entertaining.

The ground floor accommodation is thoughtfully laid out, with a welcoming entrance hall, a home office/study, separate utility room and ground floor shower room. The heart of the home is the open-plan kitchen/living room. The kitchen itself has been fitted in a contemporary handleless design with plenty of worktop and cupboard space. The remainder of the room has more than enough space for separate dining and living areas, whilst the 2 sets of bi-fold doors connect you to the outside and flood the room with light. To the first floor there are 3 well appointed bedrooms - 2 with integrated wardrobes - and a neutrally fitted family bathroom.

Externally, the property excels. The rear garden is particularly private and has been fully landscaped to provide a low maintenance and modern design. Boasting separate patio areas which are perfect for dining and entertaining and an artificial lawned space. Side access on both sides leads you to the front of the house, where there is a large driveway providing off street parking for numerous vehicles.

Viewing is highly recommended.





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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:

- Large Open-Plan Kitchen/Living Room
- Bi-Fold Doors to Garden
- Study/Play Room
- Utility Room
- Downstairs Shower Room
- Beautifully Landscaped Private Rear Garden
- Large Driveway
- Potential to Extend (STPP)





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/>

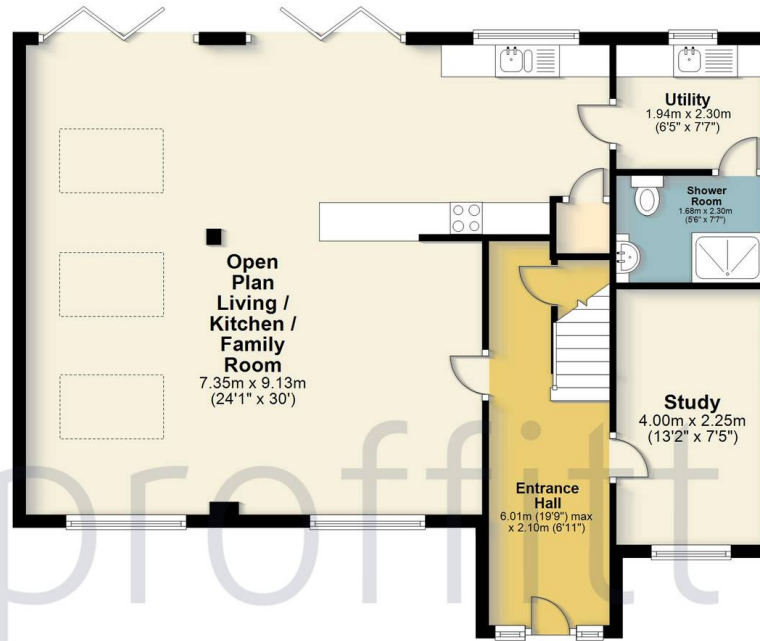






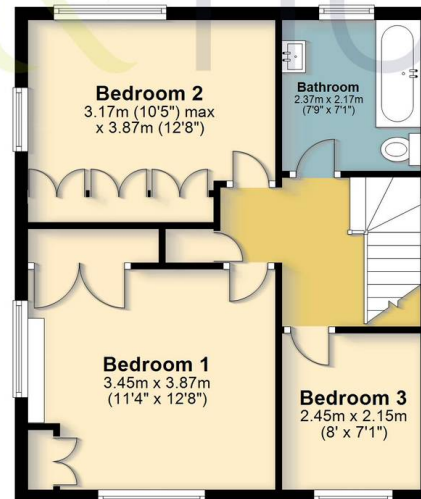
Ground Floor

Approx. 90.2 sq. metres (970.5 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 135.3 sq. metres (1456.0 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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