



## Little How Croft, Abbots Langley

Offers in Region of £739,950

proffitt  
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## Little How Croft

### Abbots Langley

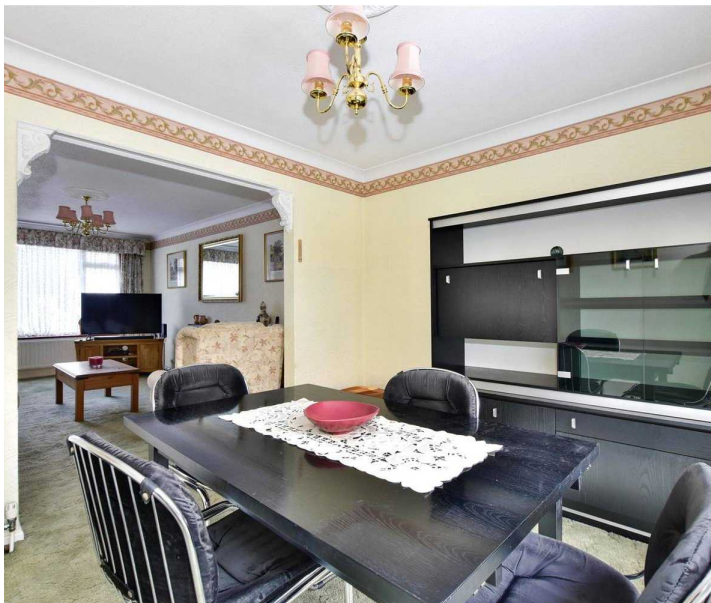
Proffitt and Holt are delighted to offer to the market this three bedroom detached family home located in a quiet no through road within Abbots Langley (just off Abbots Road) and within walking distance to Kings Langley station.

The property is offered to the market with No Upper Chain and offers a wealth of potential(stpp).

The internal accommodation comprises entrance hall, guest WC, living room, dining room, kitchen/breakfast room, conservatory, utility room and garage to the ground floor. The first floor boasts three well-proportioned bedrooms (two with fitted wardrobes), and a family bathroom. Externally, the property excels with driveway parking to the front giving access to the garage, a well-manicured front garden, and a low maintenance rear garden which is mainly laid-to-lawn with a paved seating area - ideal for entertaining.

To fully appreciate what this property has to offer, please contact leading local agents Proffitt and Holt.





## Little How Croft

Abbots Langley

Getting into London could not be easier with Junction 20 of the M25 and Kings Langley mainline train station only a short drive, with the latter also reached in a short walking distance from the property. Abbots Langley boasts a number of village shops and restaurants with local schools and churches being at the centre of the community. The larger towns of both Watford and Hemel Hempstead are within a drive of approximately three miles, and both boast shopping & leisure centres, and numerous restaurants.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached
- Quiet Road
- Excellent Potential
- Three Bedrooms
- Garage
- NO UPPER CHAIN
- Walking Distance to Kings Langley Station
- Downstairs Guest WC
- Three Reception Rooms
- Conservatory





## 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.

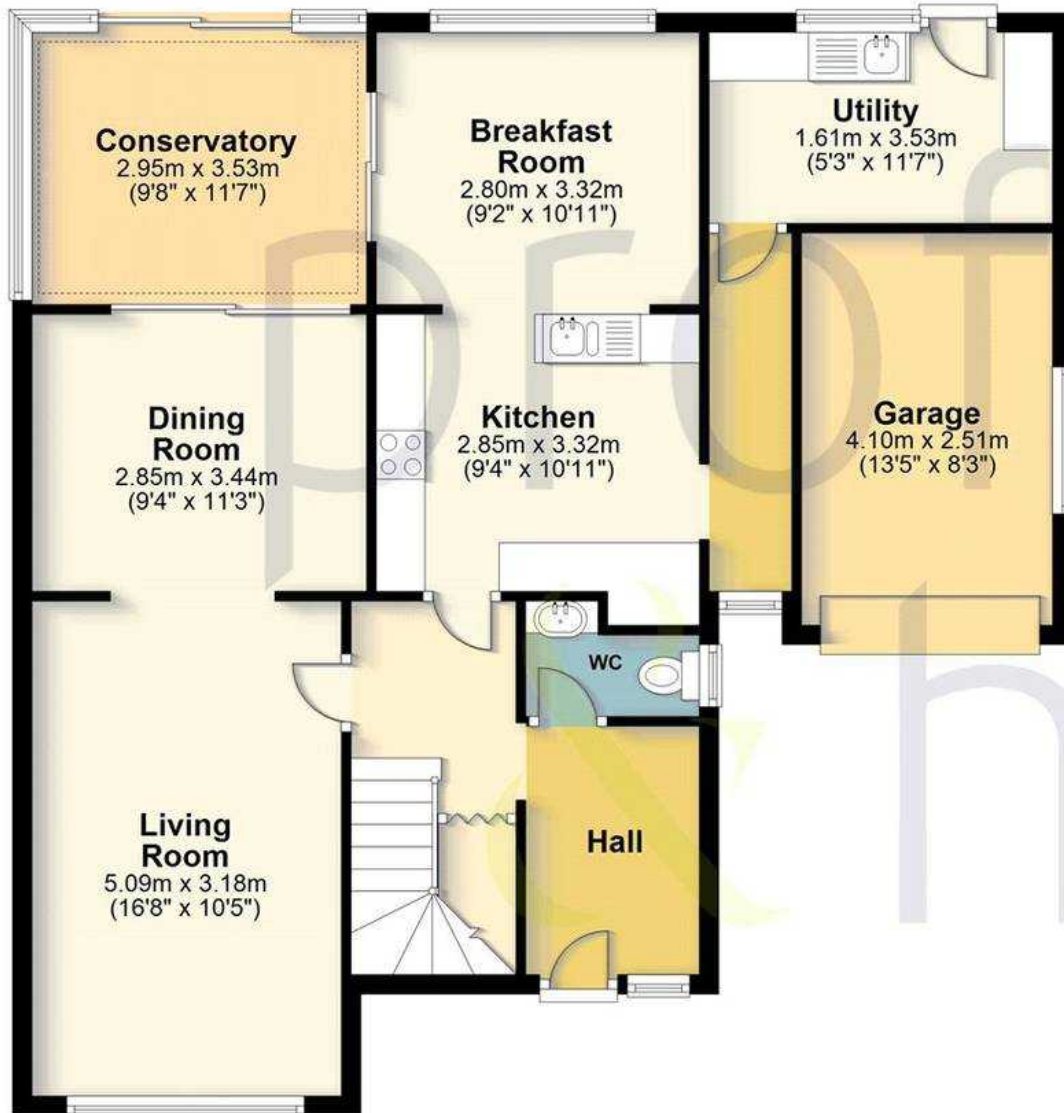
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## Ground Floor

Approx. 91.6 sq. metres (986.3 sq. feet)



## First Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 137.5 sq. metres (1480.0 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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