



Greenways, Abbots Langley

£1,175,000

proffitt
& holt





Greenways

Abbots Langley

Proffitt and Holt are delighted to offer to the market this immaculate and fully renovated and extended, four bedroom detached family home located in arguably the most sought after road in Abbots Langley. The property is within walking distance to Abbots Langley high street and is conveniently positioned for a range of nearby transport links as well as highly regarded local schooling.

This property is brought to the market in excellent condition throughout and is a real 'must see'.

The internal accommodation comprises entrance hall, downstairs WC, generous living room, open plan kitchen/breakfast room, study, and utility room to the ground floor. To the first floor there are four well-proportioned bedrooms and a family bathroom.

Externally, the property boasts ample parking to the front, a single garage and a private and low maintenance garden to the rear.

To arrange an internal inspection please contact leading local agents Proffitt and Holt.

EPC - EER: E

Three Rivers District Council Tax Band: F





Greenways

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

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Open Plan Kitchen/Breakfast Room
- Sought After Road
- Abbots Langley
- Garage
- Extended
- Detached
- Potential to Extend Further (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

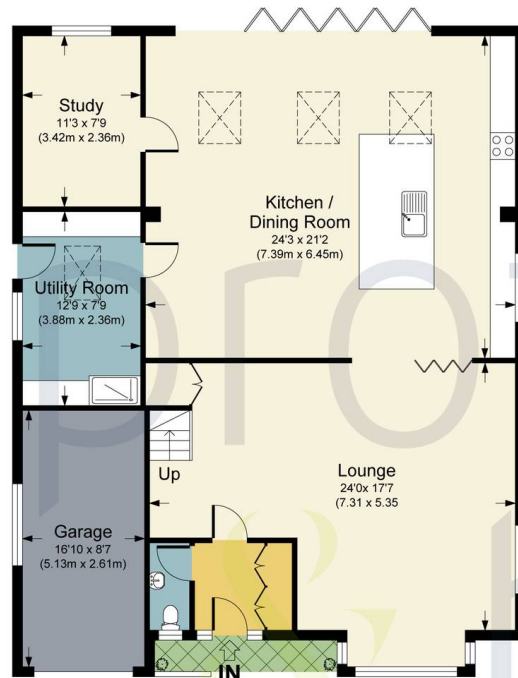
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

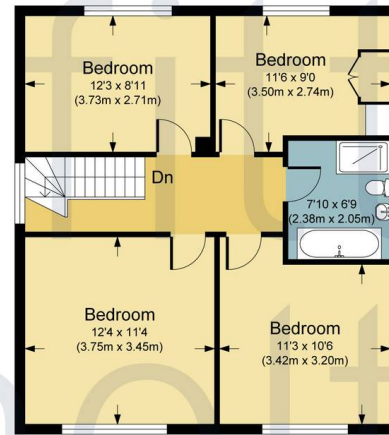
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



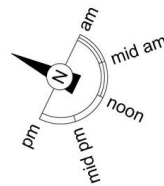




Ground Floor



First Floor



GREENWAYS, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1942.88 SQ FT / 180.50 SQ M. INC. GARAGE

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