



The Crescent, Abbots Langley

£525,000

proffitt
& holt





The Crescent

Abbots Langley

Proffitt and Holt are delighted to offer to the market this three bedroom, two bathroom property located in The Crescent, Abbots Langley.

The property comes with off street parking for two vehicles and a private garden to the rear.

The internal accommodation comprises entrance hall with understairs storage cupboard and doors to kitchen, downstairs guest WC, and to the open plan living/dining room, which in turn has double doors through to the conservatory. To the first floor there are three well-proportioned bedrooms with the two largest having fitted wardrobes to one wall, the third bedroom has a built-in cupboard, en suite shower room/WC to main bedroom, and a separate family bathroom off landing.

Externally, the property excels with allocated parking for two cars, plus a private and secluded (low maintenance) garden to the rear. EER: D

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





The Crescent

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upper Chain
- Three Bedrooms
- Two Bathrooms
- Allocated Parking for Two
- Walking Distance to High Street





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

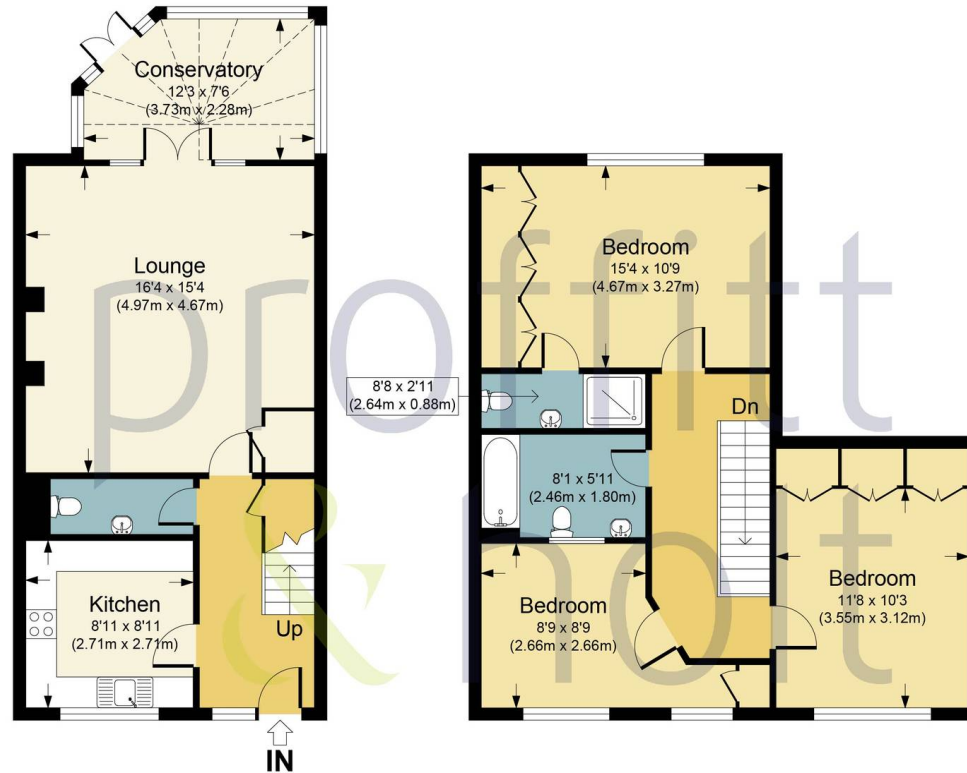
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

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

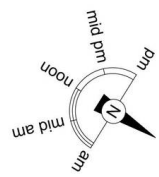






Ground Floor

First Floor



THE CRESCENT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1116.21 SQ FT / 103.70 SQ M.
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Proffitt & Holt

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