



Mallard Road, Abbots Langley

£950,000

proffitt
& holt





Mallard Road

Abbots Langley

A modern four bedroom family home, offering generous room sizes and high ceilings throughout, whilst benefitting from a large, private garden, garaging and off street parking. The property was constructed in 2020 by a local firm, Cairnpark Properties and is ideally situated for local shops and schooling, whilst being within a short stroll from Leavesden Country Park.

Finished to a particularly high specification, the ground floor consists of a large welcoming entrance hall with guest W/C and coat cupboard. This leads in to the comfortable sitting room which flows through to the kitchen-diner via double doors. The kitchen itself has been fitted in a contemporary design with a range of premium integrated appliances. Bi-fold doors span the full width of the back of the house and flood the room with light, whilst connecting you seamlessly with the garden.

To the first floor, there is a vaulted landing area with remote operated windows, giving access to all four bedrooms and the family bathroom. Two of the bedrooms boast fitted wardrobes and the master also benefits from a contemporary en-suite.

Externally, the South-facing rear garden is a wonderful space to entertain or for children to play, with a large patio area and well proportioned lawned space. There is also rear access to the garage and side access that takes you to the front of the house, which offers off street parking for two cars.

Additionally, the property has planning agreed under reference 20/1741/PDE for a single storey five metre extension. (Three Rivers Council)





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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: TBA

EPC Environmental Impact Rating: TBA

- Modern Four Bedroom Home
- Open Plan Kitchen/Dining with Bi-Folds
- Formal Sitting Room
- Guest Cloakroom
- Master Bedroom with En Suite
- Garage & Off Street Parking
- South-Facing Garden
- Close to Local Schooling and Leavesden Country Park
- Link to Planning:
<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QFK7>





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/>

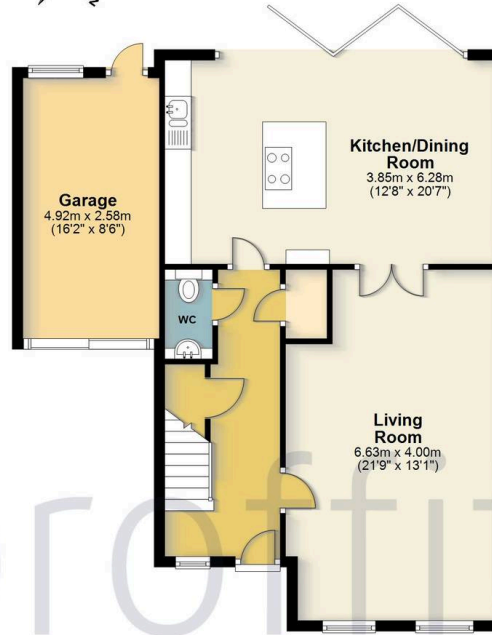






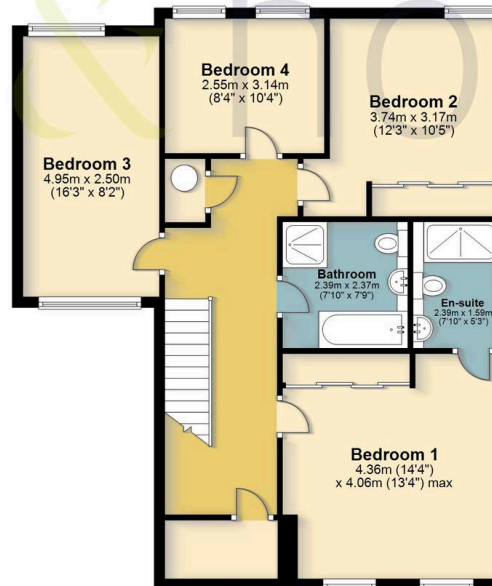
Ground Floor

Approx. 76.6 sq. metres (824.5 sq. feet)



First Floor

Approx. 80.1 sq. metres (862.2 sq. feet)



Total area: approx. 156.7 sq. metres (1686.7 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.





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