



High Street, Abbots Langley

Guide Price £450,000

proffitt
& holt





High Street

Abbots Langley

Proffitt and Holt are delighted to offer to the market this attractive two bedroom end terrace period property located in the heart of Abbots Langley and within close proximity to a host of nearby amenities and transport links. The property is offered with no upper chain and offers a wealth of further potential as well as a generous garden to the rear.

The internal accommodation comprises entrance hall, open plan living/dining room, kitchen, two well proportioned first floor bedrooms and a family bathroom.

Externally the property boasts a generous garden to the rear complete with a brick built multi purpose outbuilding.

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





High Street

Abbots Langley

Abbots Langley has a number of local shops catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance. Perfectly located for convenient access to local arterial road links, being less than five minutes' drive from junction 20 of the M25 and within ten minutes' drive of the M1. Heathrow and Luton Airports are approximately half an hour away, and Hemel Hempstead, St Albans and Watford are all within easy reach. It is only a 12 minute walk to Kings Langley mainline station, with a service operating approximately twice an hour to Milton Keynes and London, reaching Euston in around 35 minutes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





- Two Bedrooms
- Period Property
- Abbots Langley Village
- Close to Amenities
- Open Plan Living/Dining Area
- Upstairs Bathroom off Landing
- NO UPPER CHAIN

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.

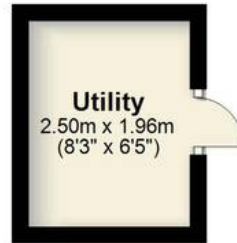
For broadband and mobile speeds see;
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





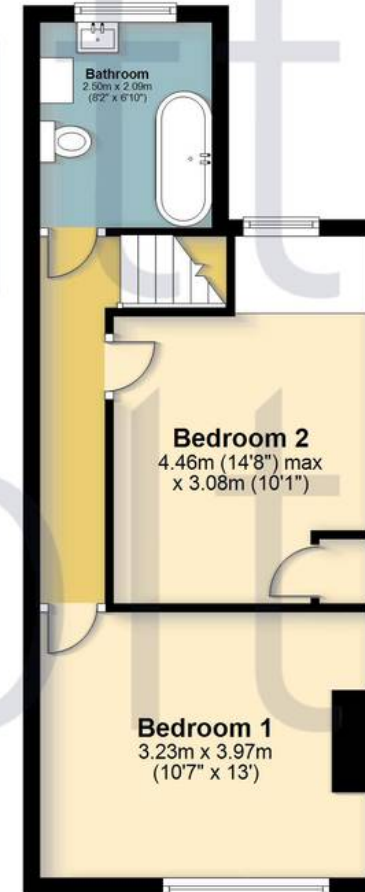
Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)

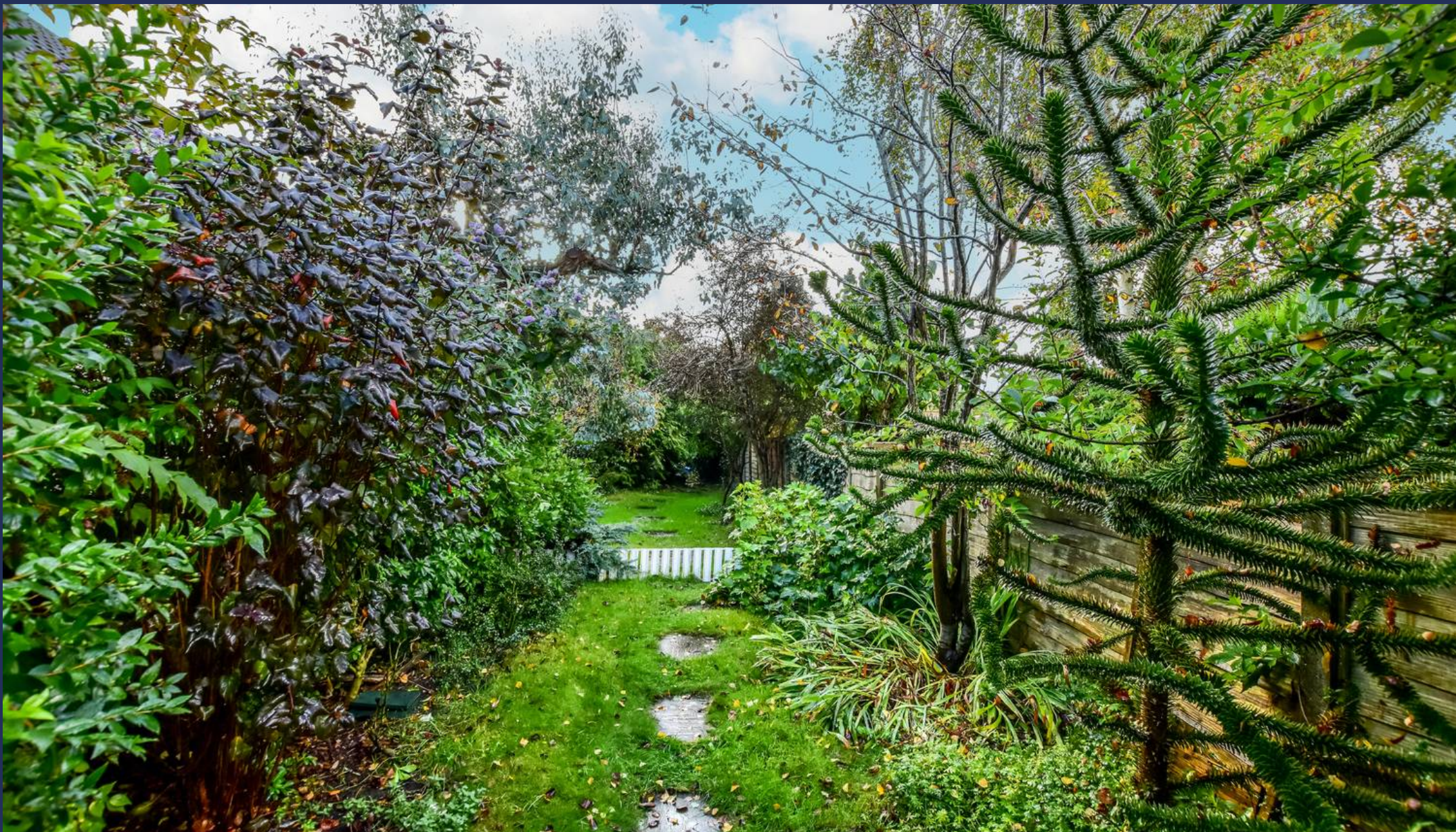


Total area: approx. 97.2 sq. metres (1046.3 sq. feet)

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

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • abbots@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

