



# The Fairway, Abbots Langley

In Excess of £500,000

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& holt







## The Fairway

Abbots Langley

We are delighted to introduce this charming 4-bedroom mid-terraced house, nestled in a quiet cul-de-sac perfectly situated within walking distance to local schools, shops, and parks, making it an ideal choice for families seeking convenience and a sense of community.

The accommodation boasts four generously-sized bedrooms, offering ample space for a growing family or those who desire room for guests or a home office. The standout feature of this property is the impressive loft conversion, providing a versatile space that could serve as a peaceful retreat, a playroom for children, or a hobby area. The downstairs area is designed with convenience in mind, featuring a well-appointed W/C and utility area, adding a touch of practicality to every-day living. The house is immaculately presented, with natural light flooding in making the living spaces feel bright and airy.

Stepping outside, the low-maintenance South-facing rear garden is an excellent space measuring approximately 50ft in length, perfect for children to play, enjoying al fresco dining or entertaining friends. The large and well-manicured front garden adds to the inviting kerb appeal of the property. Parking availability is not an issue, with ample on-street parking for residents and visitors alike.

Viewing is highly recommended to fully appreciate the charm and potential this lovely home has to offer.





## The Fairway

### 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. Getting in to London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Quiet Cul-De-Sac
- Loft Conversion
- Downstairs W/C and Utility Area
- Walking Distance to Local Schools, Shops and Parks
- South-Facing Low Maintenance Rear Garden







**For broadband and mobile speeds see:**

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

## **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.

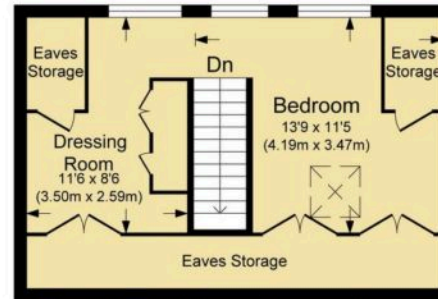
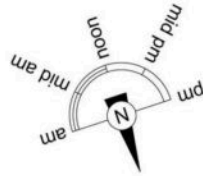
### **Fixtures and Fittings**

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

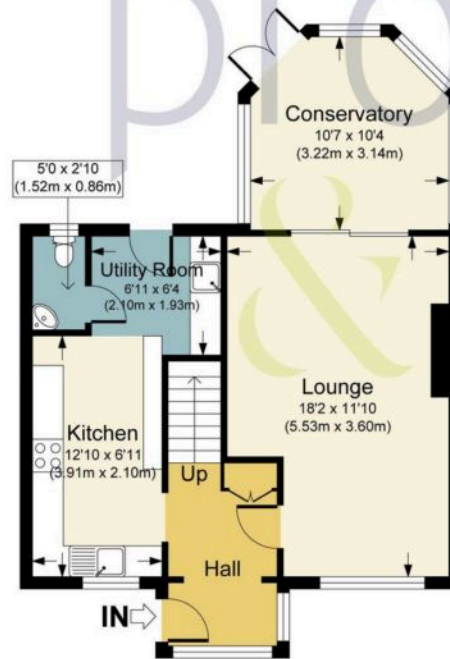




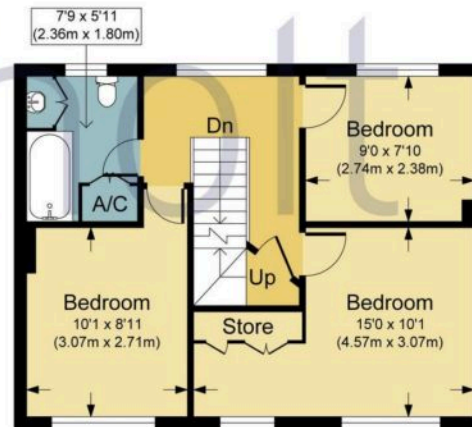




Second Floor



Ground Floor



First Floor

# THE FAIRWAY WD5

APPROX. GROSS INTERNAL FLOOR AREA 1278.10 SQ FT / 118.74 SQ M. INC. EAVES STORAGE

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## Proffitt & Holt

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