



Tibbs Hill Road, Abbots Langley

In Excess of £500,000

proffitt  
& holt







## Tibbs Hill Road

### Abbots Langley

Being sold without the complications of an onward chain is this unique three bedroom family home, built in 1856. Situated in a central location, within a short walk to Abbots Langley High Street and Schools, this property offers a host of period features, with a Grade II listed facade.

Internally the property offers a comfortable open plan sitting and dining room with neutral decor, high ceilings, wooden flooring and an open fireplace with an inset wood burning stove. Stairs from the dining area take you to the first floor, whilst a door takes you into the kitchen/breakfast room. The kitchen offers an attractive range of grey shaker style wall and base units, with curved work surfaces over and a range cooker with a stainless steel cooker hood. There is further freestanding space for a washing machine and dishwasher. A door to the rear of the kitchen takes you to the rear garden.

The first floor comprises three well-proportioned bedrooms, with the master bedroom stretching across the front of the property, with a useful recess which could be utilised as a dressing area. All of the bedrooms are served by a family sized modern bathroom.

Externally the property offers a private and well-kept, low maintenance rear garden, which has mainly been laid to lawn. The rear of the garden has recently been landscaped and boasts a fantastic covered seating area, which sits adjacent to a converted home bar/office, making this the ideal space to entertain. Rear access takes you out to a private parking space with EV charging point and access to a spacious and secure store.







## Tibbs Hill Road

### Abbots Langley

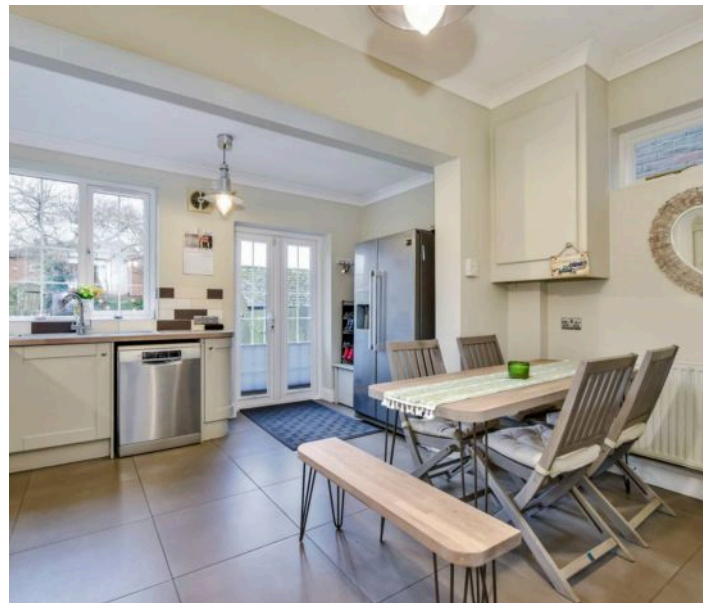
Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. Getting in to London couldn't be easier with Kings 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: D

- Grade II Listed Facade
- Short Walk to Abbots Langley High Street and Schools
- Character Features Throughout
- Tasteful Decoration
- Fully Fitted Garden Bar
- Outside Seating Area - Perfect for Entertaining
- Parking at Rear
- No Upper Chain







**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.

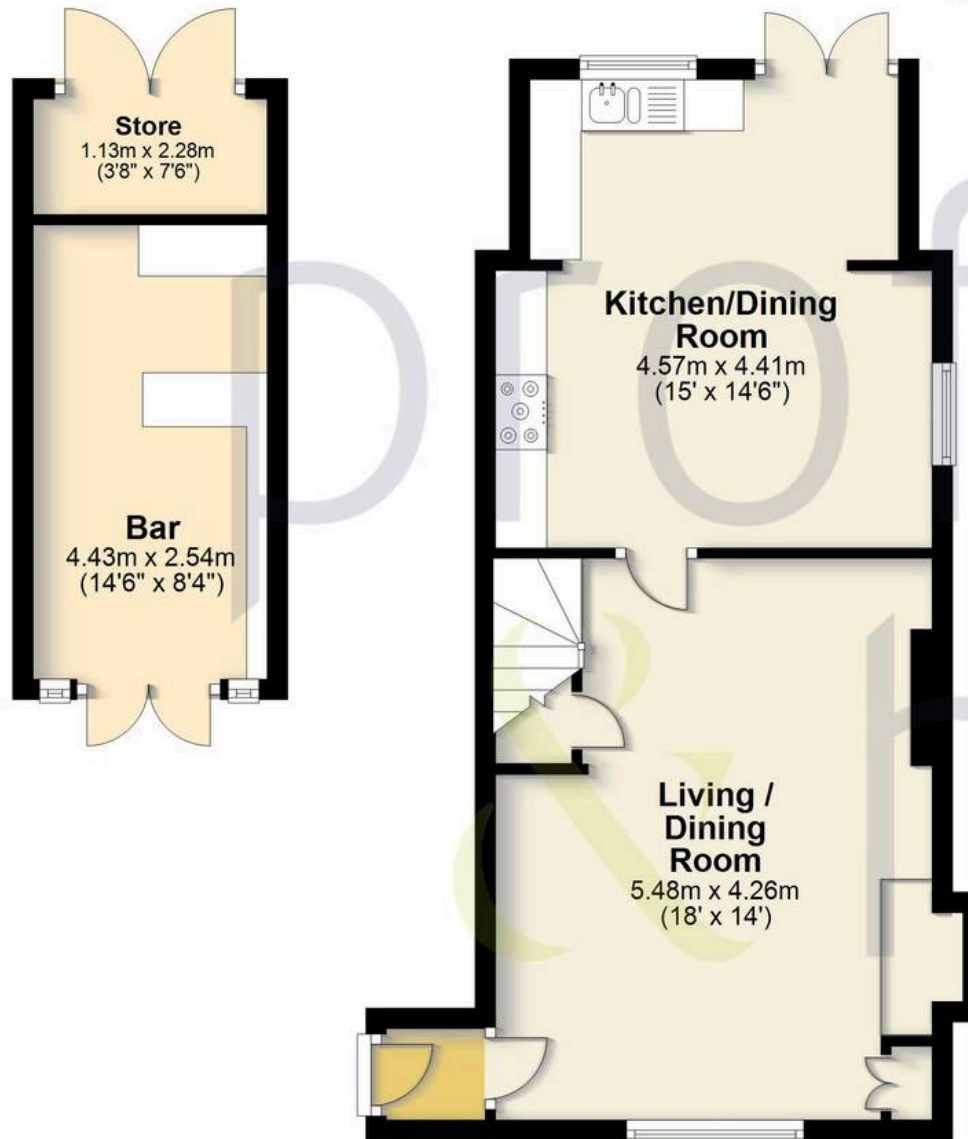






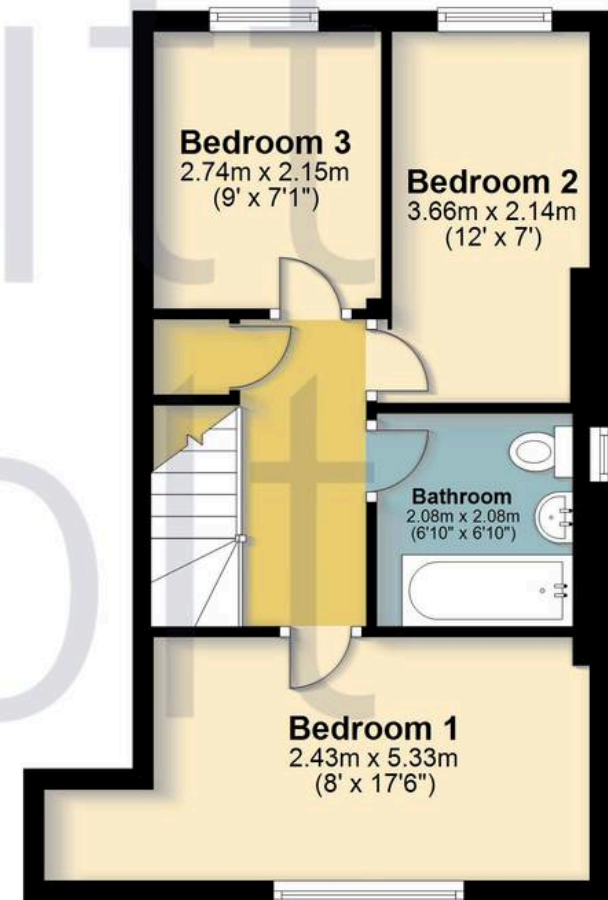
## Ground Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



Total area: approx. 93.4 sq. metres (1005.5 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 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

