



Lancaster Way, Abbots Langley  
£385,000

proffitt  
& holt







## 2 Lancaster Way

Abbots Langley

Brought to the market in immaculate condition throughout is this tastefully decorated home in a popular and quiet cul-de-sac, within walking distance of Abbots Langley High Street, local schools, shops and parks.

The accommodation itself is well laid out and ideal for family living and entertaining. Stepping in to a separate porch area, there is ample room for coats and shoes. From here, you're led into the main living and kitchen space, which is a wonderful and bright open-plan area. The kitchen itself has been recently refitted in a contemporary style, with a convenient breakfast bar and a number of integrated appliances.

To the first floor there are 2 double bedrooms, both with fitted storage and a refitted family bathroom with fully tiled walls and waterfall shower above the bath. Additionally, there is access to a fully boarded and insulated loft, offering further storage.

Externally, the rear garden is made up of a comfortable patio seating area which flows out from the house, as well as a manicured lawn and summerhouse/shed and a further patio area, designed to make the most of the late sun. A rear gate takes you out to the residents parking area, where there is allocated parking. Whilst to the front, the attractive front garden could be utilised as further off street parking, if required (STPP) and there are also additional residents parking spaces.





## Lancaster Way

### 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Immaculately Presented Throughout
- Quiet Cul-De-Sac
- Open-Plan Living
- Refitted Kitchen and Bathroom
- Rear Access to Garden
- 2 Double Bedrooms
- Large Shed with Power and Lighting







**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.





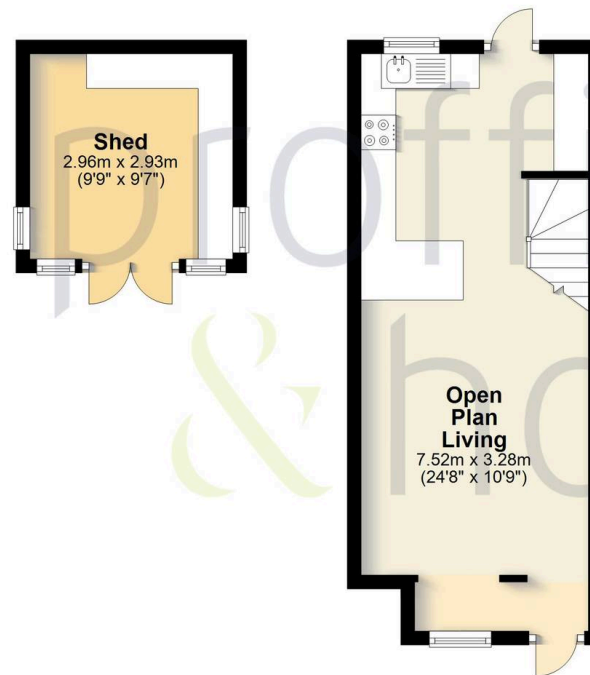






### Ground Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



### First Floor

Approx. 25.0 sq. metres (269.4 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 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/)

