



Mallard Road, Abbots Langley

Guide Price £925,000

proffitt  
& holt







## Mallard Road

### Abbots Langley

Proffitt and Holt are delighted to offer to the market this excellent example of a four bedroom detached, double fronted family home located in the highly sought after village of Abbots Langley and situated in a quiet residential development within close proximity to a host of nearby transport links, amenities and highly regarded local schools.

Boasting a wider plot than most on the development, this rarely available home offers ample parking to the front and has been tastefully extended/modernised throughout by the current vendors.

Internally, the accommodation is both flexible and versatile and comprises entrance hall, downstairs wc, living room, family room, a further generous reception room (currently used in part, as a study), a modern re fitted and open plan kitchen/breakfast room with dining area and doors out, a utility and store area (created from the garage).

To the first floor there are four well proportioned double bedrooms (one with en suite) and a separate family bathroom.

Externally, the property excels with a generous and noticeably wider plot than many of the neighbouring properties. To the front, the property boasts well manicured gardens and ample driveway parking (with potential to create more if needed), whilst to the rear, the garden is both low maintenance and generous in size with a paved patio seating area ideal for entertaining.

There is further potential to extend (stpp) and we highly recommend an internal inspection to fully appreciate what this stunning family home has to offer.







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### 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Four Bedrooms
- Detached
- Double Fronted
- Wide Plot
- Extended
- Beautifully Presented
- Quiet Location
- Abbots Langley
- Close to Transport Links & Amenities





**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.









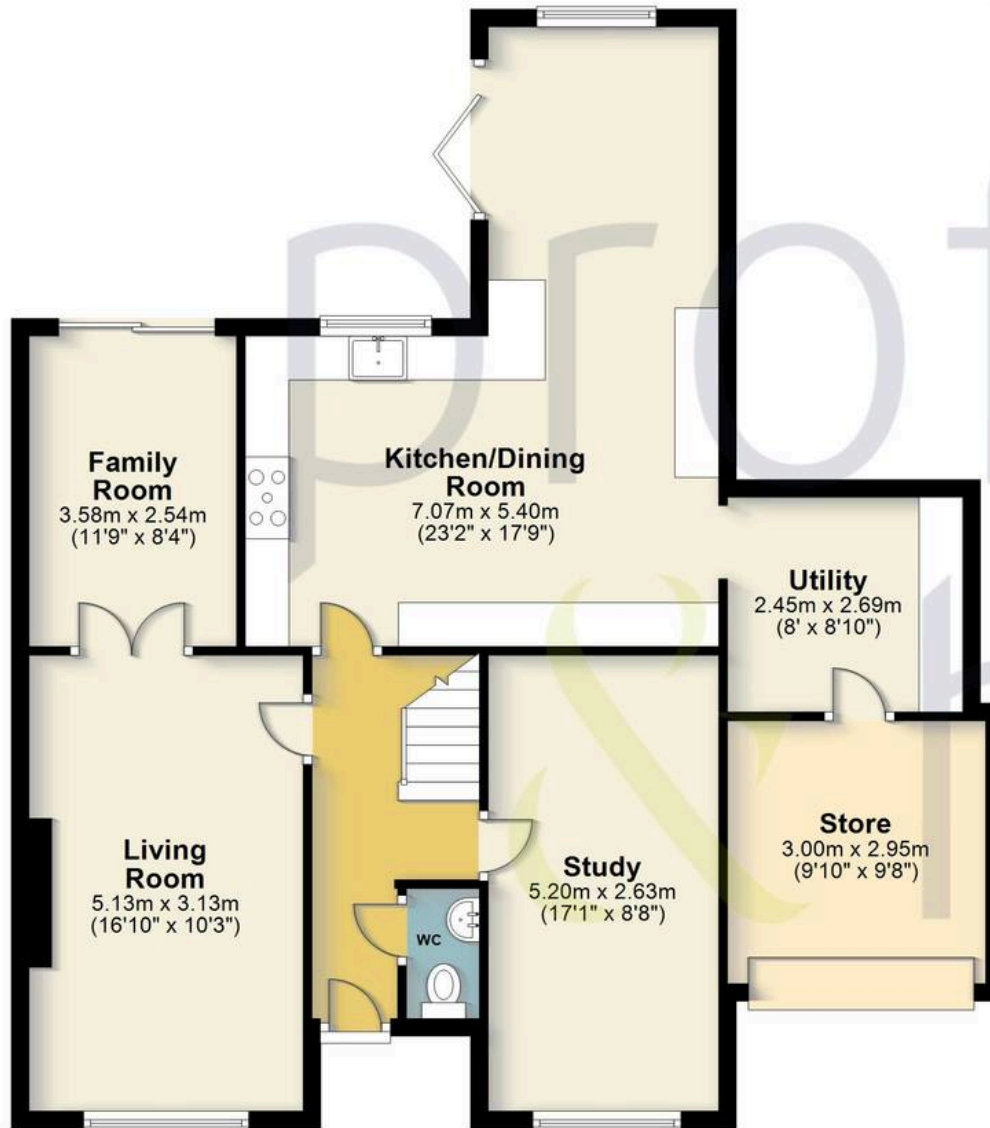






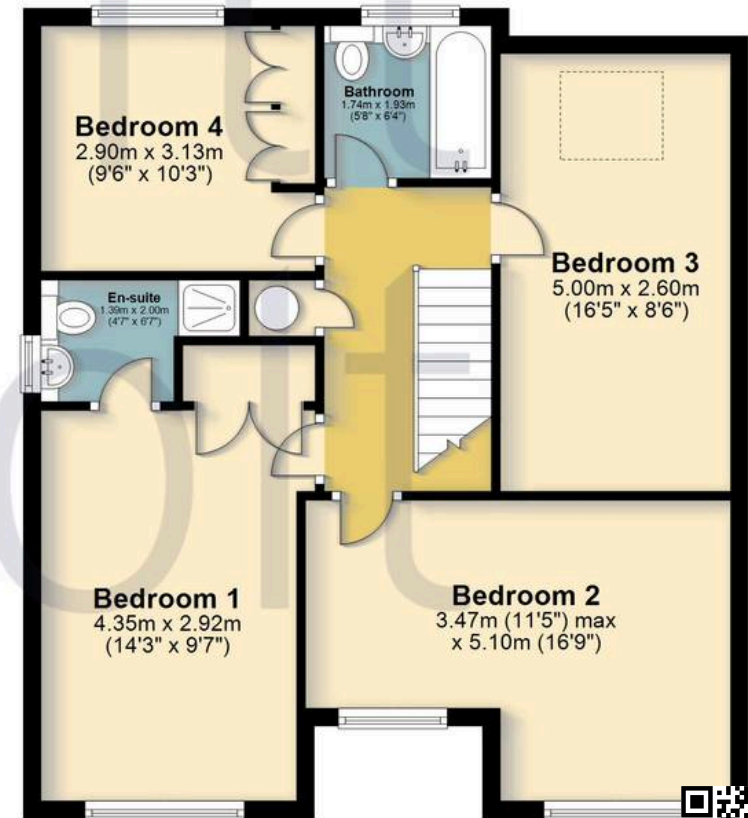
## Ground Floor

Approx. 93.3 sq. metres (1004.8 sq. feet)



## First Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



Total area: approx. 160.1 sq. metres (1723.6 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

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