



Bedmond Road, Abbots Langley

Guide Price £1,250,000

proffitt
& holt





Bedmond Road

Abbots Langley

Proffitt and Holt are delighted to offer to the market this rarely available and very unique detached family home offering an abundance of charm and character and located within this semi-rural setting close to Abbots Langley village and within two miles of Kings Langley Railway Station.

The property offers both flexible and versatile living throughout whilst also boasting generous grounds which back onto open fields and various outbuildings which could be further utilised or converted subject to the necessary regulations.

To the ground floor the accommodation comprises entrance hall, living room, dining room, kitchen, utility room, conservatory, downstairs shower room, study and family room, whilst to the first floor there are four well proportioned bedrooms and a four piece family bathroom.

Externally, the property is accessed via double wrought iron gates which lead you to a large shingled parking area and various outbuildings; further access takes you to the rear/side garden.

The outbuildings consist of a large double length garage which measures over 30 feet in length and two stables which are connected, which could be utilised as potential office space subject to the necessary regulations.

The gardens are laid mostly to lawn with a good variety of mature plants and trees and overlook open farm/paddock land.

We understand that the property is locally listed.

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





Bedmond Road

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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Four Bedrooms
- Five Reception Rooms
- Detached
- Double Length Garage
- Character Property
- Generous Garden
- Far Reaching Views





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.



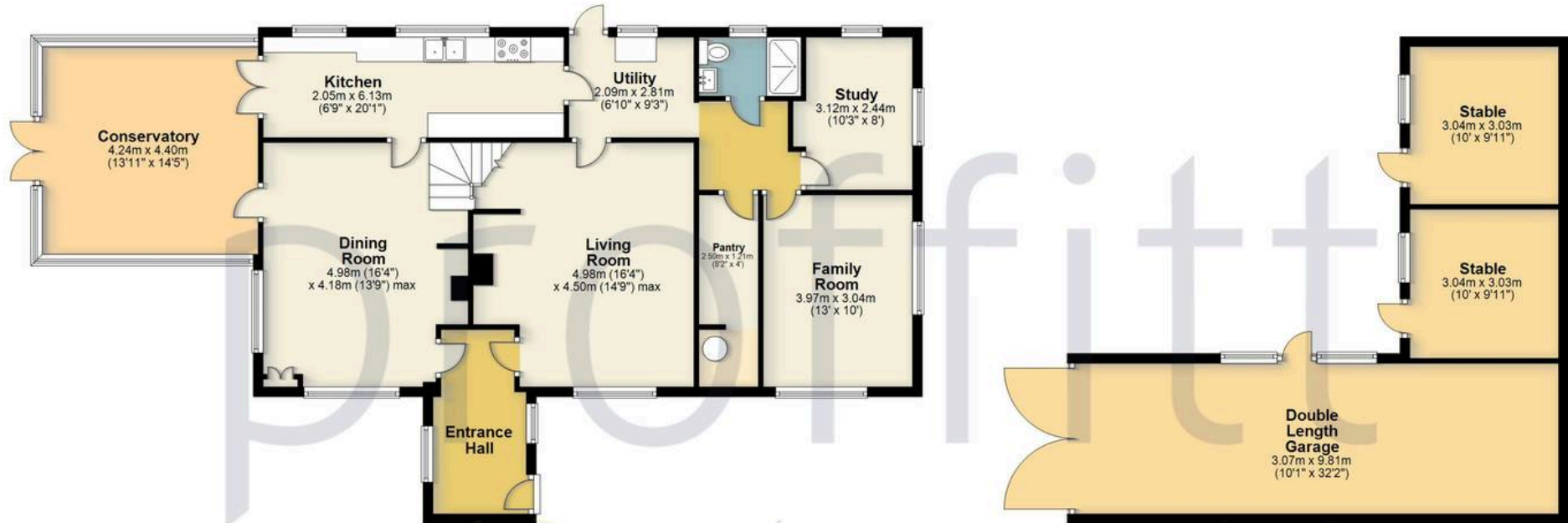








Ground Floor
Approx. 168.5 sq. metres (1813.4 sq. feet)



First Floor
Approx. 77.3 sq. metres (831.5 sq. feet)



Total area: approx. 245.7 sq. metres (2644.9 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 • www.proffitt-holt.co.uk/

