



Abbots Road, Abbots Langley

Offers Over **£1,250,000**

proffitt
& holt





Abbots Road

Abbots Langley

Proffitt and Holt are delighted to offer to the market this rarely available and exclusive six/seven bedroom detached family residence, situated in the arguably most desirable road in Abbots Langley, Abbots Road.

The property is conveniently located for both Kings Langley station and Abbots Langley high street with all its local amenities and boasts a host of nearby transport links and highly regarded local schooling.

Internally, the property boasts close to 3,500sq ft of flexible and versatile accommodation set over three floors. To the ground floor the property comprises entrance hall, three reception rooms (currently used as a study, living room and additional reception space), a downstairs shower room/wc, utility room and a stunning open plan kitchen/breakfast/family room with central island and bi folding doors out.

To the first floor there are five/six well proportioned bedrooms (with both the master and second bedrooms boasting en suites) and a separate four piece family bathroom. The master bedroom also houses a dressing area and bedroom six is currently used as a laundry room.

To the second floor there is an additional double bedroom with ample eaves storage available.

Externally, the property excels with a substantial gated driveway providing parking for several vehicles, whilst to the rear, the garden is both generous in size, and mainly laid to lawn with a expansive paved patio seating area directly to the rear of the property, ideal for entertaining.

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





Abbots 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 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: C

EPC Environmental Impact Rating:

- Six/Seven Bedrooms
- Approaching 3,500 sq ft of Accommodation
- Abbots Road
- Highly Sought After Location
- Open Plan Kitchen/Breakfast/Family Area
- Generous Plot
- Gated Driveway
- Ample Parking and Double Garage
- Modernised Throughout
- Generous Garden to the Rear





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

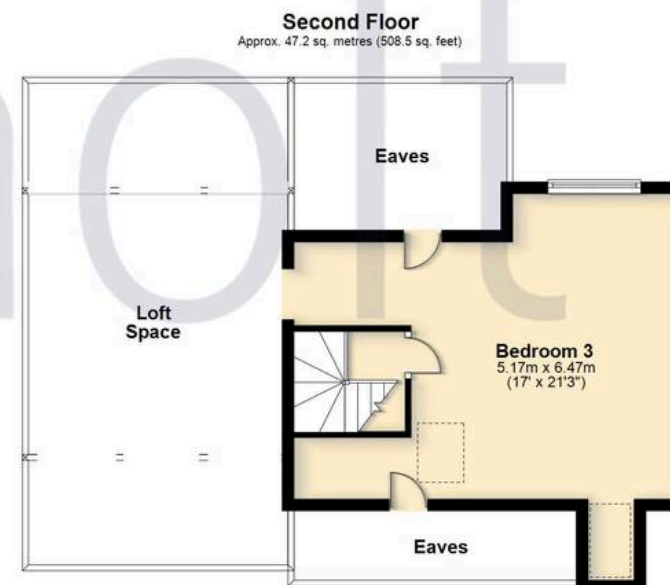
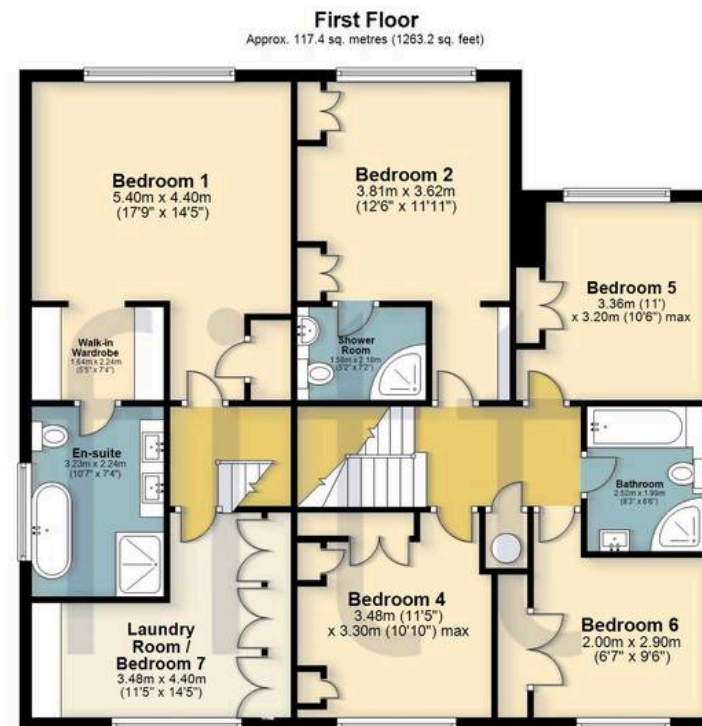
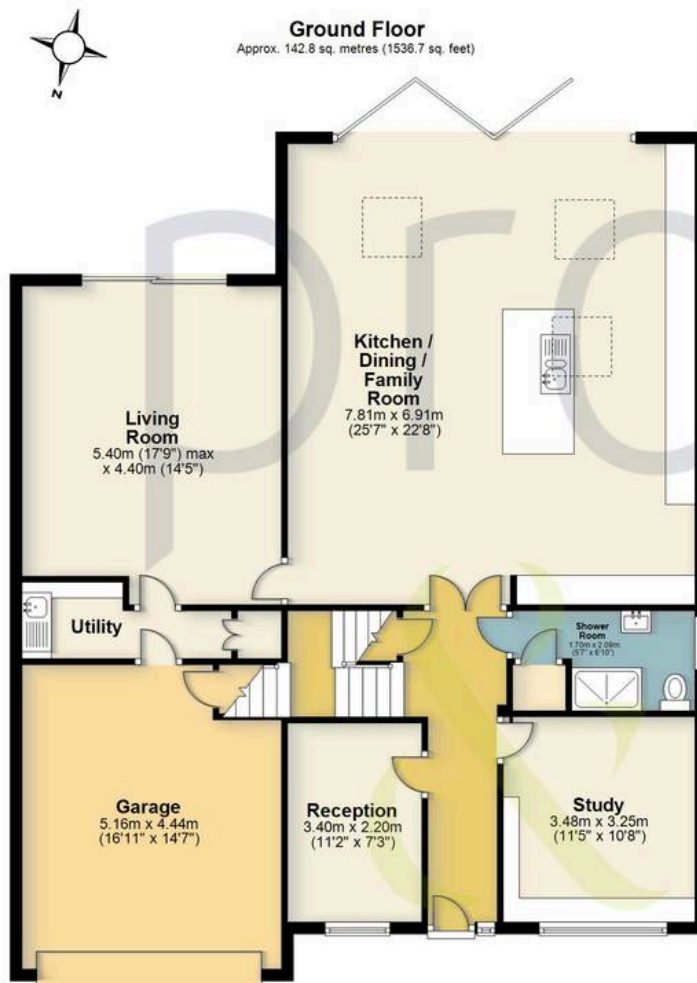
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Total area: approx. 307.4 sq. metres (3308.5 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

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