



Balmoral Road, Abbots Langley
£475,000

proffitt
& holt





Balmoral Road

Abbots Langley

Brought to the market without the complications of an onward chain is this tastefully decorated and immaculately presented 2/3 bedroom home, which sits on a popular quiet cul-de-sac on the outskirts of Leavesden Country Park, with a number of shops, restaurants and bakeries on your doorstep. This particular design of house was built with either 2 or 3 bedrooms – currently, it is configured with 2 large double bedrooms, however, it can easily be converted to 3 bedrooms if required.

Having been meticulously looked after and improved by the current owners, the accommodation briefly consists of an entrance hall that leads in to a comfortable and bright sitting room, with parquet style flooring and bay window. From here, you are taken through to the tastefully refitted kitchen-diner, which boasts plenty of cupboard and worktop space, as well as a separate storage cupboard and also leads on to the modern conservatory. To the first floor, there are 2 double bedrooms and a family bathroom, which has recently been refitted in a contemporary design.

Externally, the rear garden has been fully landscaped and offers a neat lawned space, patio area and garden shed. Side access takes you to the front of the house where there is a driveway, offering off street parking for multiple vehicles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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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.

- No Upper Chain
- Outskirts of Leavesden Country Park
- Popular Quiet Cul-De-Sac
- Spacious Driveway
- Immaculately Presented and Tastefully Decorated Throughout
- 2/3 Bedrooms
- Neatly Landscaped Garden
- Refitted Kitchen-Diner





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.





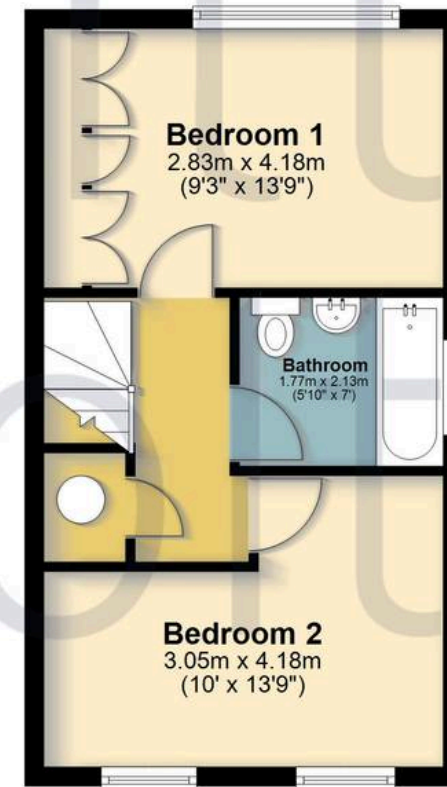
Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 77.5 sq. metres (834.3 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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