



Oak Green Way, Abbots Langley

In Excess of £330,000

proffitt  
& holt





## Oak Green Way

Abbots Langley

Proffitt & Holt present this one-bedroom house in Abbots Langley, discreetly tucked away on Oak Green Way. This charming property offers a private garden, a convenient single garage en-bloc, triple glazing, and fully boarded and insulated loft space.

The kitchen is well-presented and comes equipped with modern appliances, offering functionality and convenience. The property also benefits from a recently added conservatory.

A key benefit of this property is its private garden, providing outdoor space in the summer, with a spacious workshop. Additionally, the single garage en-bloc offers convenient parking and extra storage options.

This well-presented one-bedroom house is ideally located, providing easy access to local amenities, transportation links, and nearby green spaces. Whether you are a first-time buyer, downsizer, or investor, this property offers an excellent opportunity in a desirable area.

Contact leading local agent, Proffitt & Holt to book your viewing and avoid disappointment.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## Oak Green 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.

- NO UPPER CHAIN
- Freehold House
- Garage & Residents Parking
- Private Garden with Large Workshop
- Conservatory
- Quiet Cul-de-Sac
- Modern Refitted Kitchen
- Large Double Bedroom with Fitted Wardrobes
- Triple Glazing
- Fully Boarded and Insulated Loft Space





## 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

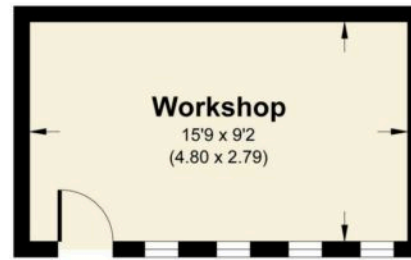
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see:*

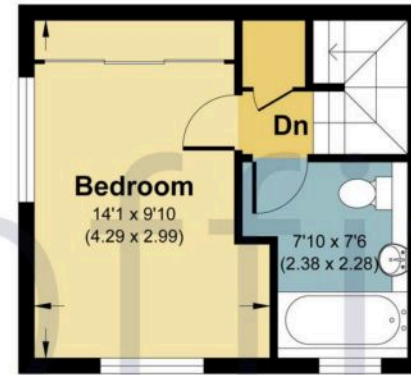
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



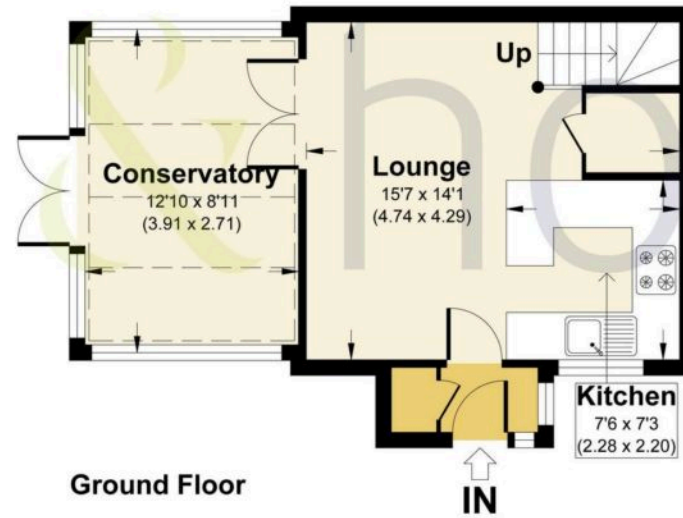




Workshop



First Floor



Ground Floor

OAK GREEN WAY, WD5

APPROXIMATE GROSS INTERNAL AREA 719 SQ FT / 66.76 SQ M INC. WORKSHOP  
PHOLTKL: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2023.





## 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/)

