



The Graylings, Abbots Langley
£695,000

proffitt
& holt





The Graylings

Abbots Langley

Proffitt and Holt are delighted to offer to the market this impressive four bedroom, double storey extended semi detached family home located in the highly sought after area of Abbots Langley and within close proximity to a host of nearby transport links and local amenities.

The property has been tastefully modernised throughout and boasts a wealth of features including integrated 'Cassambi' lighting system, electric car charger, 'Rainfall' showers in both the family bathroom and en suite, Mega Flow and floor to ceiling glass windows at the rear of the property (to the ground floor).

Internally the accommodation comprises entrance hall, downstairs wc, open plan living/dining area which leads through to the stunning kitchen/breakfast room (both boasting ample natural light via floor to ceiling glass panels) and a utility room to the ground floor. The open plan kitchen/living room is ideal for entertaining, with new appliances and fittings throughout.

To the first floor there are four well proportioned bedrooms (three doubles) with the master boasting vaulted ceilings and an en suite shower room as well as a separate family bathroom.

Outside there is a generous 'natural garden' to the rear and off street parking via the driveway at the front for multiple vehicles.

To fully appreciate what this rarely available home has to offer please contact leading local agent Proffitt and Holt.





The Graylings

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. Getting in to London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Double Storey Side Extension
- Large Open Plan Kitchen / Living/Dining area
- En-suite to Master Bedroom with Vaulted Ceiling
- Driveway Parking for Two Vehicles
- Integrated 'Cassambi' Lighting System
- Fitted Ohme Electric Car Charger
- Large Storage Space in Loft
- Rainfall Showers in Family Bathroom & En Suite
- Mega Flow





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.

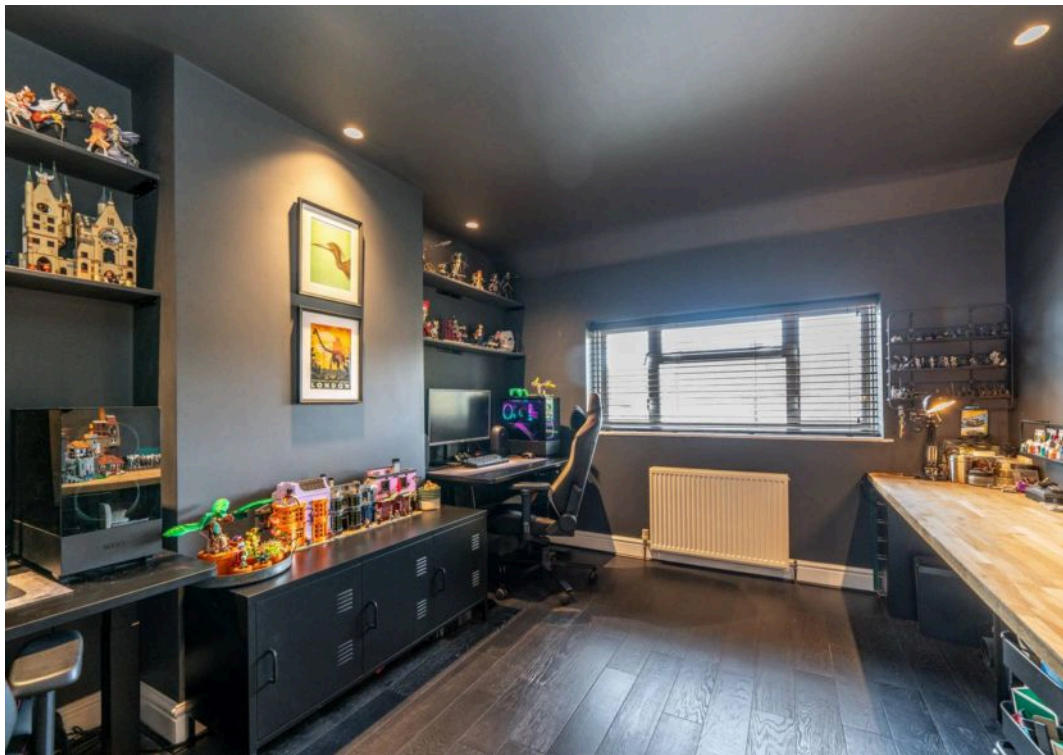
Fixtures and fittings

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

For broadband and mobile speeds see;

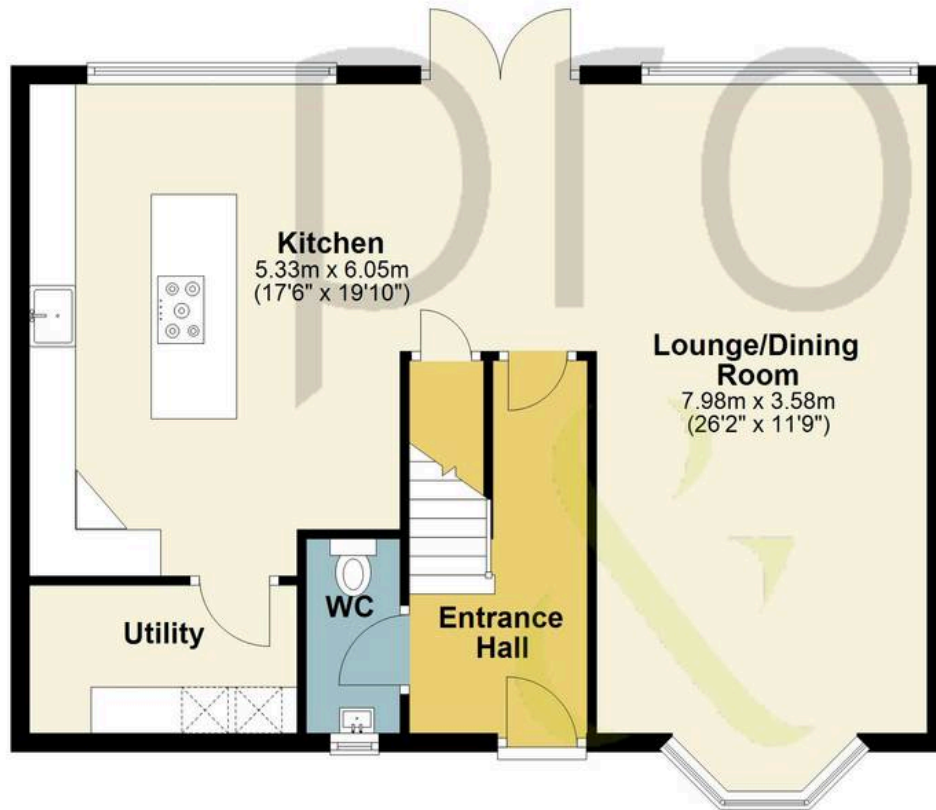
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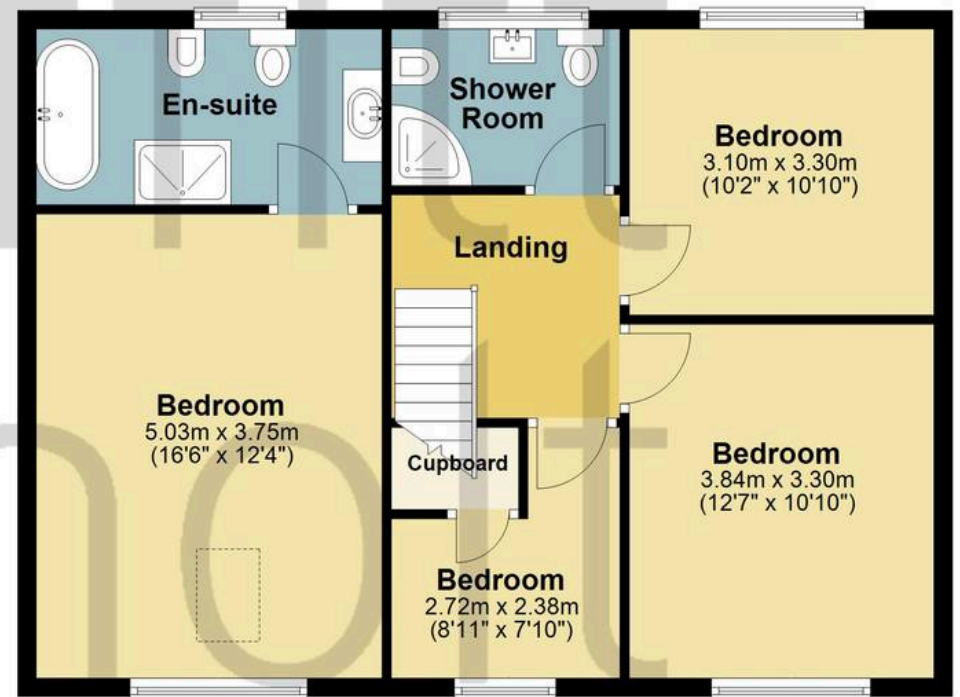
Ground Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



Total area: approx. 137.1 sq. metres (1475.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Proffitt & Holt

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