



De Havilland Way, Abbots Langley

In Excess of £400,000

proffitt
& holt





De Havilland Way

Abbots Langley

Proffitt and Holt are delighted to offer to the market this two bedroom freehold end of terrace property located in the highly sought after area of Abbots Langley and within close proximity to a host of nearby transport links.

Internally, the property comprises entrance hall, living room, extended and refitted kitchen/breakfast room to the ground floor. To the first floor there are two well-proportioned bedrooms and a family bathroom.

Externally, the property boasts allocated parking to the front, a private and low maintenance garden to the rear.

In addition, there is a fully powered GARDEN STUDIO at the rear of the garden – ideal for those wishing to work from home. Please see adjacent photo.

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





De Havilland 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedrooms
- Extended
- Detached Studio
- Re Fitted Kitchen
- Allocated Parking





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.

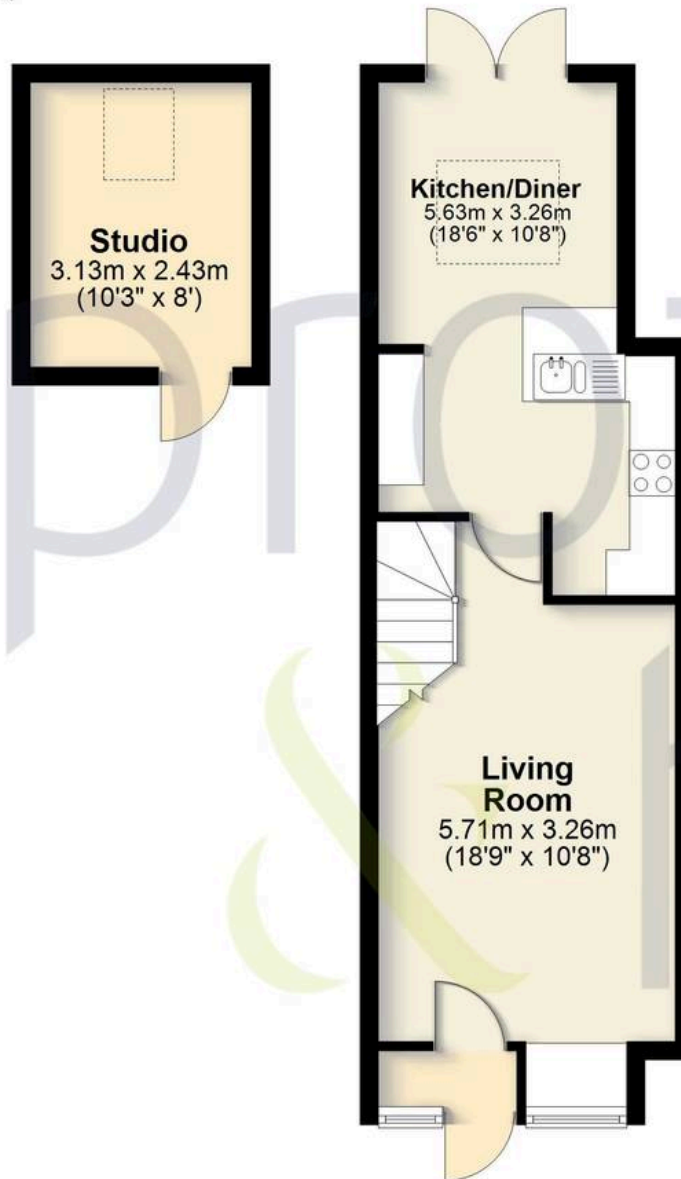






Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



First Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



Total area: approx. 66.7 sq. metres (717.6 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/

