



Popes Road, Abbots Langley

Guide Price **£725,000**

proffitt
& holt





Popes Road

Abbots Langley

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom detached period property offered to the market with NO UPPER CHAIN and conveniently located within walking distance to Abbots Langley high street and all its local amenities as well as a host of nearby transport links.

This character home offers a wealth of potential to extend/improve (stpp) and the internal accommodation comprises entrance hall, living/dining room, sitting room, kitchen, breakfast area and downstairs shower room to the ground floor.

To the first floor there are three well proportioned bedrooms and a well appointed family bathroom.

Externally the property boasts driveway parking to the front and a garage, whilst to the rear, the garden is generous in size and well maintained with a paved patio seating area - ideal for entertaining.

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





Popes 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 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached
- Walking Distance to Abbots Langley High Street
- Close to Amenities
- NO UPPER CHAIN
- Excellent Potential
- Period Property





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.

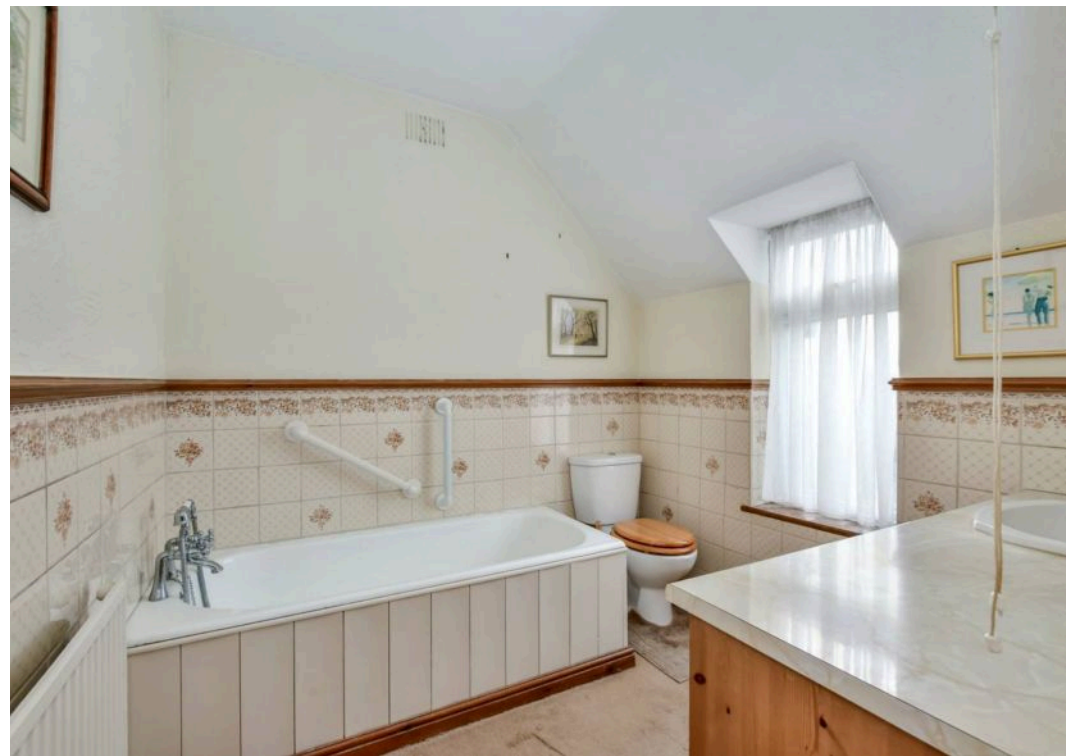
Fixtures and fittings

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/>

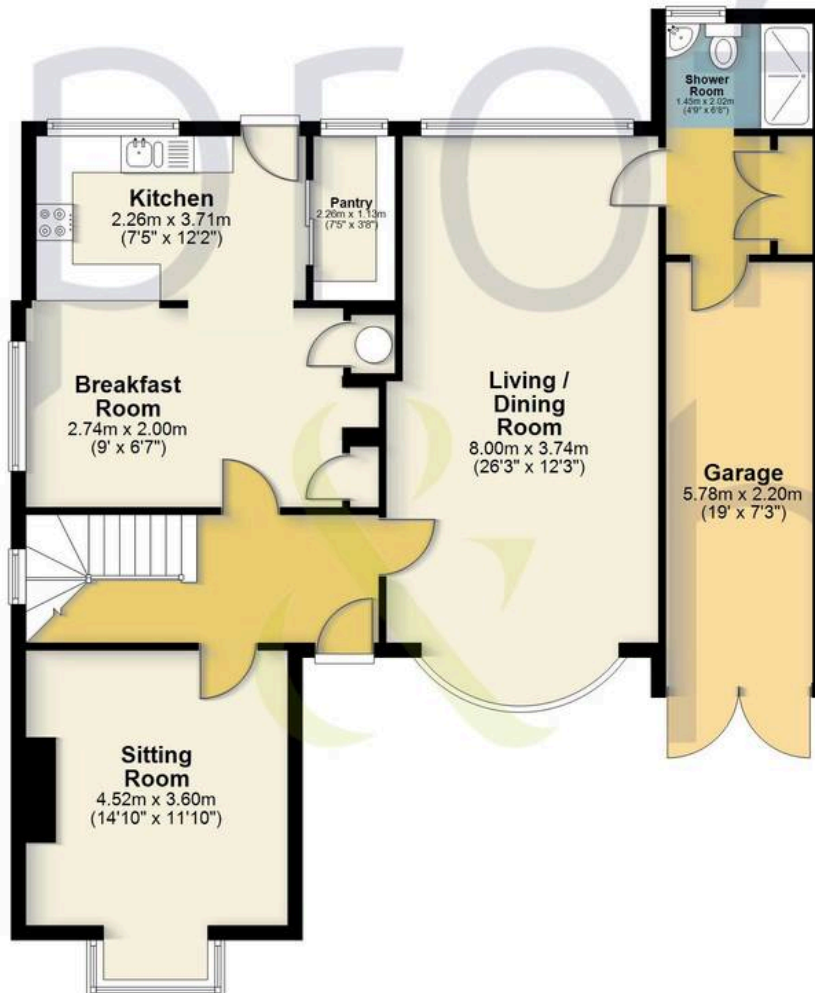
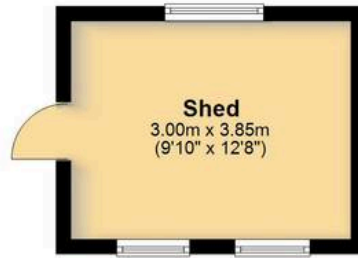






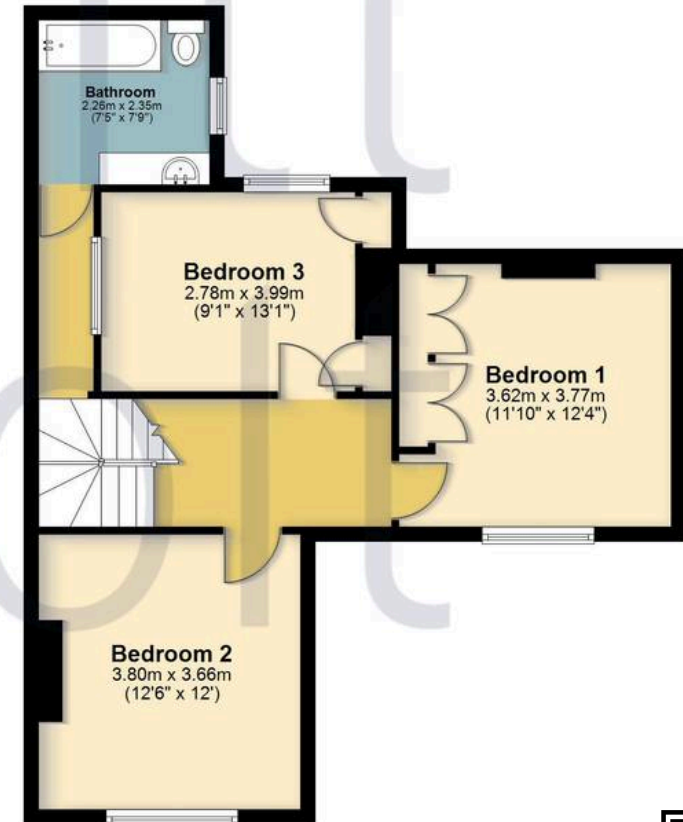
Ground Floor

Approx. 106.5 sq. metres (1146.8 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



Total area: approx. 162.9 sq. metres (1753.6 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

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