



Abbots Road, Abbots Langley

Offers In Excess of: **£900,000**

proffitt
& holt





Abbots Road

Abbots Langley

Located on Abbots Langleys most prestigious road, just a couple of minutes walk to both the village High Street and local Primary School, whilst still being within walking distance of Kings Langley Train Station, is this spacious four double bedroom family home offered for sale with no onward chain.

Internally, the property offers a hallway with doors leading to the sitting room and kitchen, a guest cloakroom and stairs to the first floor. The spacious open plan sitting room boasts a central open brick fireplace and a fitted window seat – this then leads to a separate dining room, which links into the kitchen and a conservatory, which overlooks and opens into the rear garden.

The kitchen/breakfast room offers an array of wall and floor cabinets with work surfaces over and some integrated appliances, this in turn leads to a utility room and access to the double length garage. In our opinion, some of the garage could be incorporated to make a large open plan kitchen/dining family space (STPP).

The first floor offers four double bedrooms, with the main bedroom boasting an en suite shower room and plenty of fitted wardrobes, with the remaining bedrooms served by a family bathroom, which includes a separate shower.

Externally, the rear garden is mostly laid to lawn and fully enclosed by panelled fencing. Side access takes you to the front of the house, where there is a sizeable driveway for multiple vehicles.





Abbots 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: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Upper Chain
- Detached Family Home
- Short Walk To Abbots Langley High Street
- Prestigious Road
- Excellent Potential To Extend And Redesign (STPP)
- Master Bedroom With En-Suite
- Double Length Garage
- 4 Double Bedrooms
- Downstairs Guest WC





For broadband and mobile speeds see:

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

General Information

Services

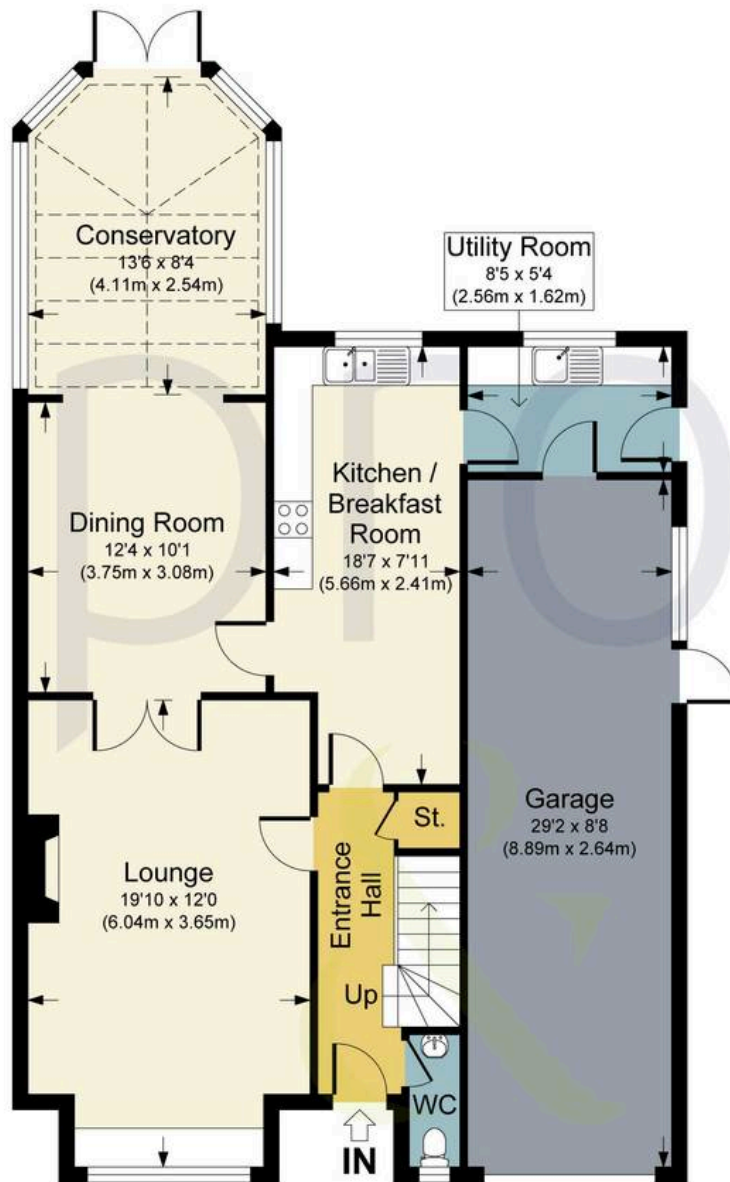
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

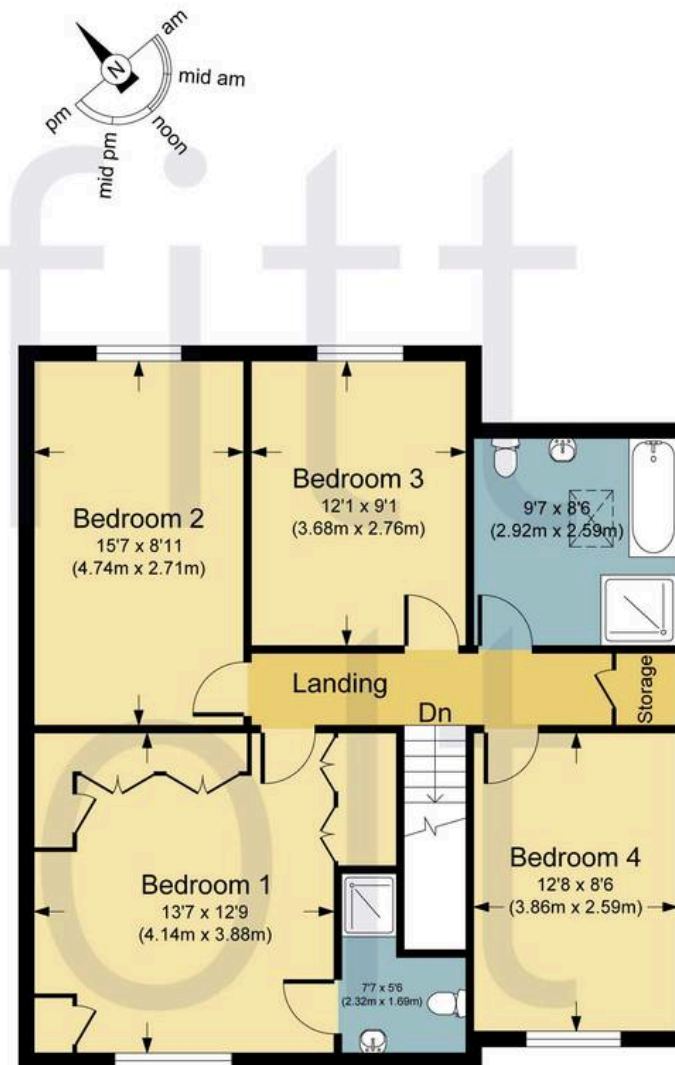
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

ABBOTS ROAD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1800.69 SQ FT / 167.29 SQ M. INC. GARAGE

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Proffitt & Holt

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