



Upper Highway, Abbots Langley

In Excess of £500,000

proffitt
& holt





Upper Highway

Abbots Langley

Sold with no upper chain is this traditional three bedroom family home, which sits in an enviable position, with lovely views and within walking distance of Kings Langley Train Station. Due to the nature of the plot, the property boasts huge amounts of potential to extend (STPP).

The ground floor accommodation consists of a welcoming entrance hall with guest WC. From here, doors lead to both the comfortable living room and the kitchen-diner. The kitchen itself has been refitted in a contemporary design, with a range of integrated appliances, including a Rangemaster cooker. Stairs rise to the first floor, where there are three bedrooms, two of which are good sized doubles and a family bathroom.

Externally, the rear garden is made up of a covered patio area that flows out from the house, large lawned space and a wooden summerhouse with decking, designed to make the most of the late Sun. Side access takes you to the front of the house where there is a very large gated driveway for numerous vehicles.





Upper Highway

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

- Huge Potential To Extend (STPP)
- Large Driveway
- Kitchen/Diner
- No Upper Chain
- Walking Distance To Kings Langley Train Station
- Attractive Views





For broadband and mobile speeds see:

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

General Information

Services

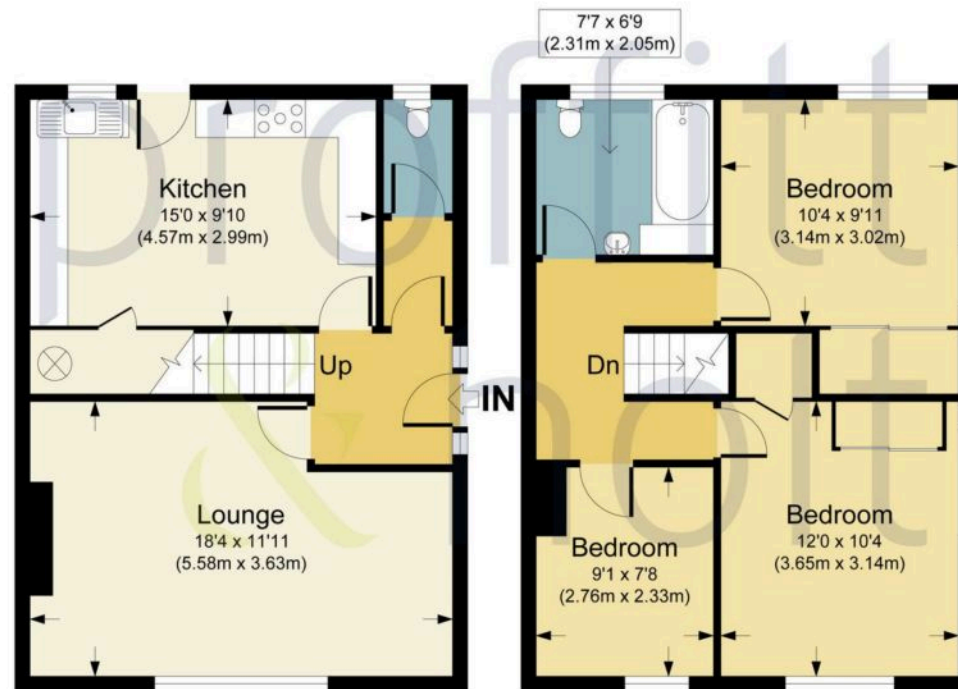
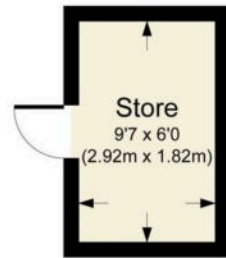
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







Ground Floor

First Floor

UPPER HIGHWAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 972 SQ FT / 90.30 SQ M. INC. STORE

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