



Magnolia Avenue, Abbots Langley

Guide Price £440,000

proffitt  
& holt







## Magnolia Avenue

Abbots Langley

Proffitt and Holt are proud to bring to the market this spacious and well designed two double bedroom home, which has been tastefully finished by the current owners. Sitting at the end of this sought after and quiet cul-de-sac, it borders the ever popular and award-winning Leavesden Country Park.

Briefly, the property consists of an entrance porch that leads in to a wonderful and spacious open-plan kitchen/living room, which is an ideal space for entertaining or for socialising as a family, particularly with the bi-folding doors that flow out to the garden. The kitchen itself has been refitted in a contemporary design, with plenty of storage and worktop space, as well as a large island unit with additional seating and a number of integrated appliances. Additionally, there is a separate utility cupboard and downstairs WC, which add extra practicality to the house. To the first floor, there are two well appointed double bedrooms, both of which house fitted wardrobes and are served by a stylishly refitted family bathroom with separate bath and shower cubicle.

Externally, the low maintenance South-facing rear garden is split in to two sections - a functional space with timber built outbuilding, currently used as a gym, as well as a fully fenced garden space with artificial lawn. Additionally, there are two parking spaces located to the front of the house.







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Abbots Langley has a number of local shops and amenities catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- 2 Double Bedrooms – both with fitted wardrobes
- Outbuilding – currently used as a Gym
- Large Open-Plan Kitchen/Living Space
- 2 Parking Spaces
- Downstairs WC
- Quiet Cul-De-Sac bordering Leavesden Country Park
- Bi-Fold Doors to Garden
- Refitted Kitchen and Bathroom





**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.



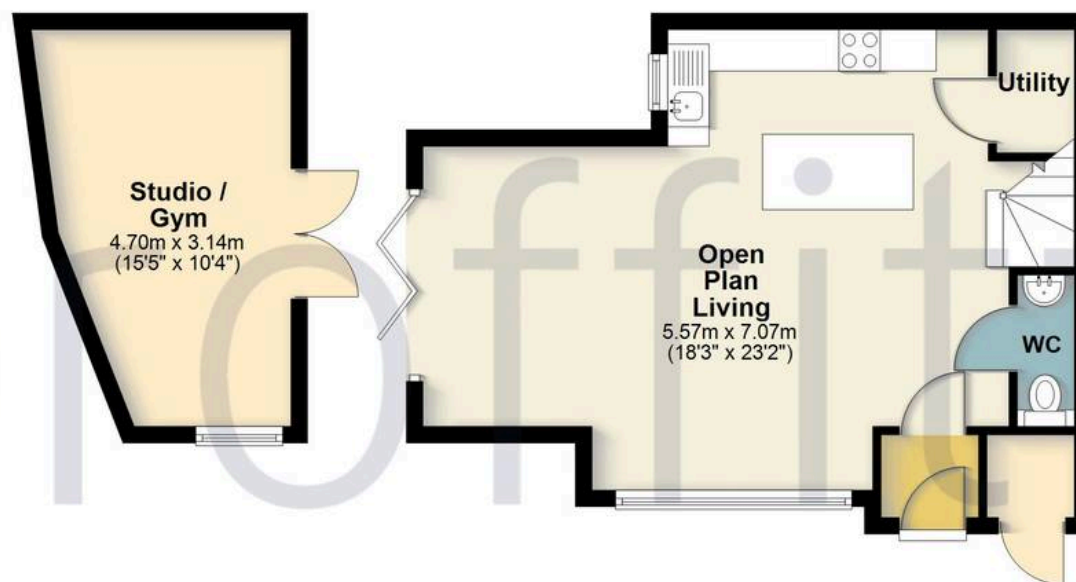






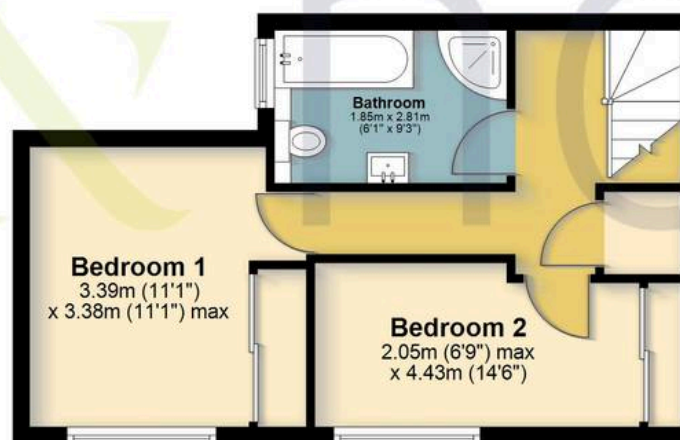
## Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 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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