



Redwing Grove, Abbots Langley
£450,000

proffitt
& holt





Redwing Grove

Abbots Langley

Offered to the market in immaculate condition throughout is this rarely available, double fronted modern home. Sitting in a wonderful position overlooking an attractive green on this quiet-cul de-sac, yet still within the heart of Abbots Langley, with Leavesden Country Park right on your doorstep.

The accommodation is bright and airy throughout, with the ground floor consisting of a spacious porch, comfortable living room with double doors leading out to the garden and a kitchen-breakfast room. The kitchen itself boasts plenty of cupboard and worktop space, as well as space for a full range of appliances. To the first floor are 2 double bedrooms and a refitted family bathroom.

Externally, The South-facing rear garden is a beautiful and wide space, with a patio area flowing directly out from the house. Side access leads you to the front of the house, where there is allocated parking for 2 cars.

Viewing is highly recommended.





Redwing Grove

Abbots Langley

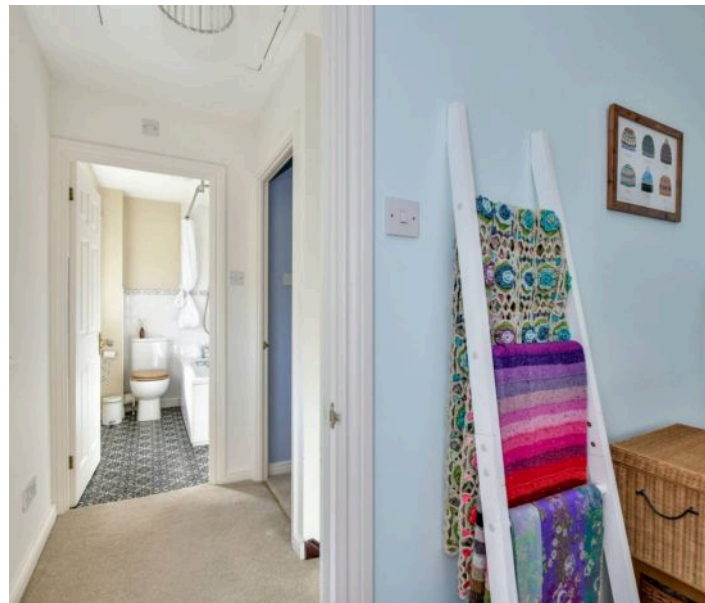
Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station 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: D

EPC Environmental Impact Rating: D

- Double Fronted Modern home
- 2 Double Bedrooms
- Popular Quiet Cul-De-Sac
- Off Street Parking For 2 Cars
- Kitchen-Breakfast Room
- Immaculately Presented Throughout
- South-Facing Garden
- Air Conditioning On Both Floors In Addition To Gas Central Heating





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.

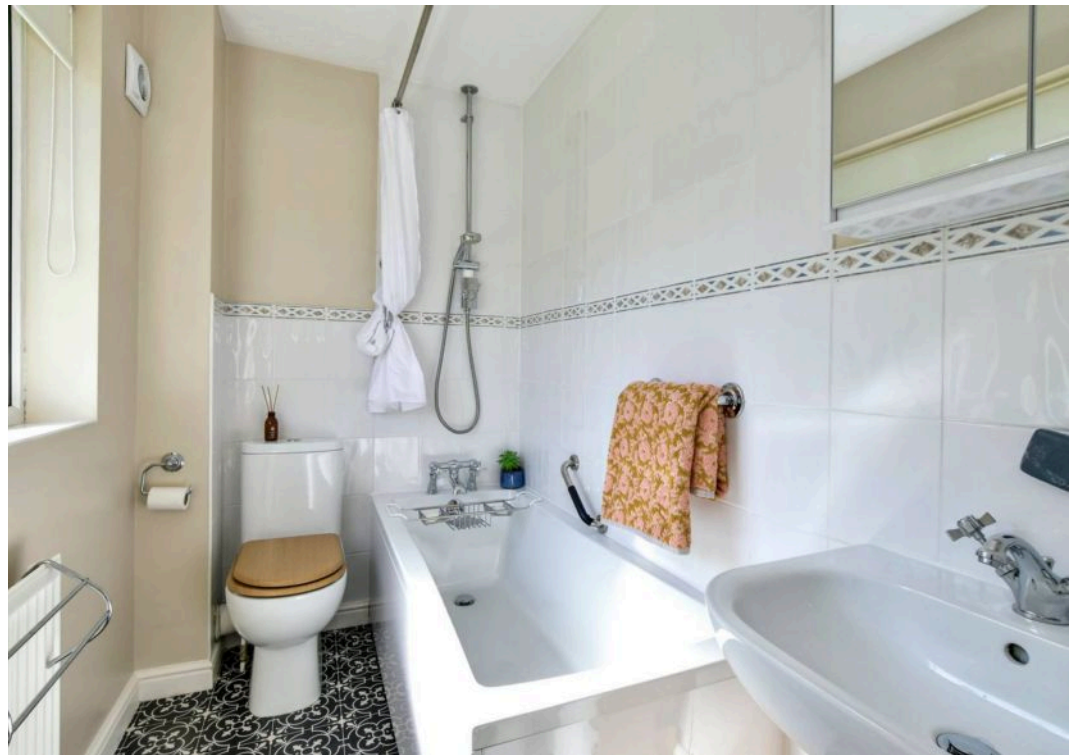
Fixtures and fittings

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/>







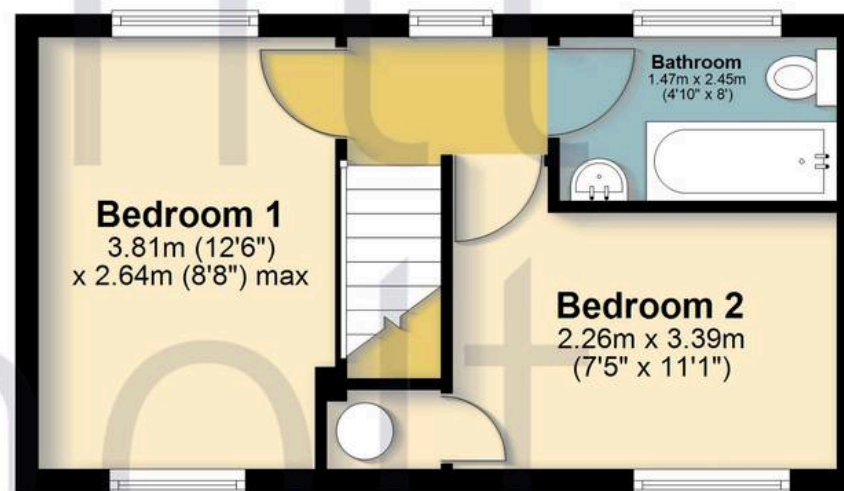
Ground Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



Total area: approx. 56.4 sq. metres (606.6 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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