



Peacock Walk, Abbots Langley
£699,950

proffitt
& holt





Peacock Walk

Abbots Langley

A modern detached home on this popular development, bordering Leavesden Country Park and within close proximity of Parmiters School. Positioned on a lovely quiet cul-de-sac with only a few houses, it is well presented throughout and boasts comfortable/flexible living with further potential to extend (STPP).

Entering on the ground floor to a welcoming entrance hall, there is the added convenience of a downstairs guest WC and doors leading in to both the kitchen and living room. The kitchen itself has been fitted in a traditional design with plenty of worktop and cupboard space, and could easily be opened up to the adjoining dining room if more open-plan living is preferred. The formal living room is a lovely and bright space with double glass panelled doors flowing through to the dining room and then out to the garden.

The first floor boasts three comfortable bedrooms and a family bathroom, with the master bedroom benefitting from fitted wardrobes and en-suite shower room.

Externally, the rear garden is a lovely and private space, with multiple seating areas designed to make the most of the Sun, as well as a pleasant lawn. To the side of the property sits a detached garage and driveway.



Peacock Walk

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 approximately two miles distance.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Family Home
- Driveway And Garage
- En-Suite To Master Bedroom
- Quiet Cul-De-Sac
- Bordering Leavesden Country Park
- Potential To Extend (STPP)
- Well-Presented Throughout





For broadband and mobile speeds see:

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

General Information

Services

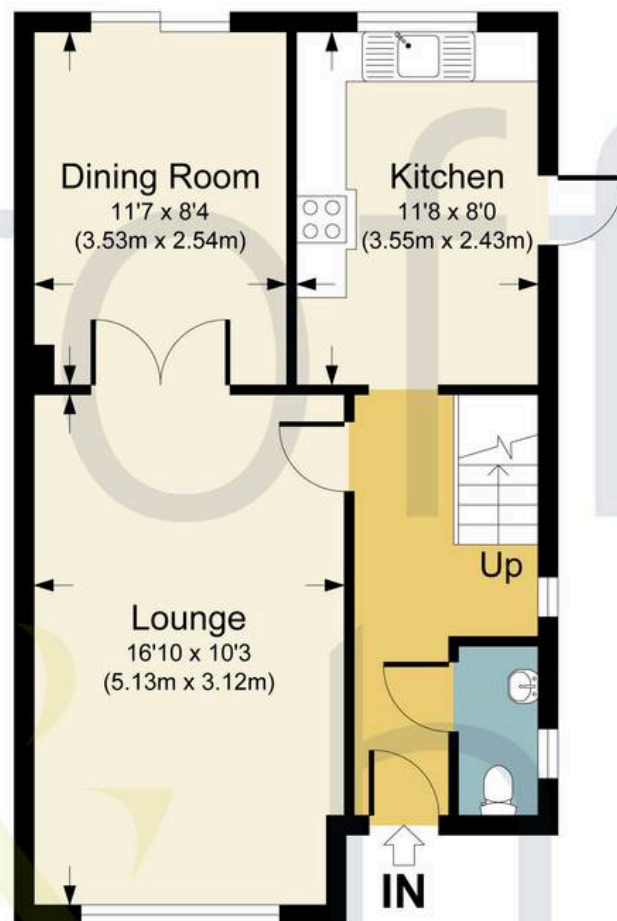
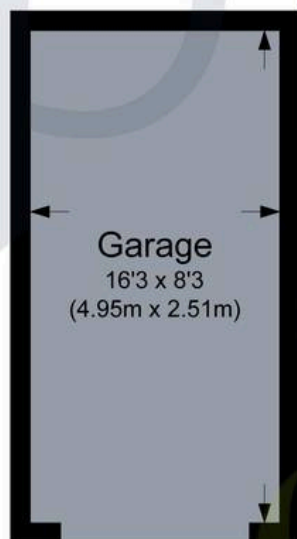
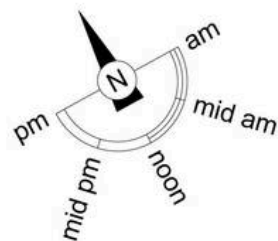
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

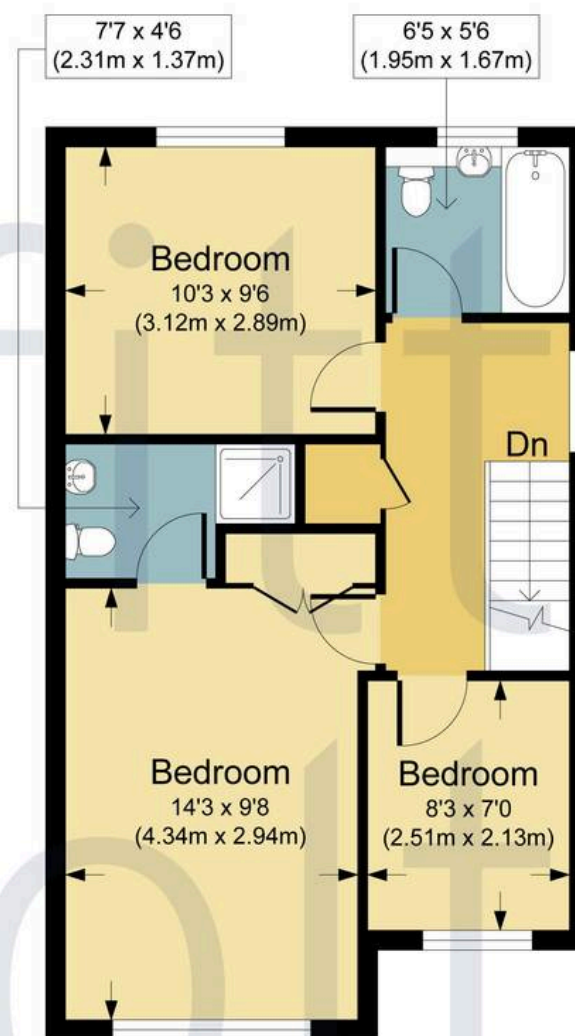
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

PEACOCK WALK, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1050.77 SQ FT / 97.62 SQ M. INC. GARAGE

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