



Furtherfield, Abbots Langley
£400,000

proffitt
& holt





Furtherfield

Abbots Langley

A well presented 2 bedroom home on a popular and quiet cul-de-sac, within walking distance to local shops, parks and Abbots Langley High Street.

The property has been renovated and improved by the current owners and offers spacious and well laid out accommodation, with the ground floor consisting of an entrance hall, comfortable living room with door out to the garden and a stylish refitted kitchen with some integrated appliances, natural stone worktops and plenty of cupboard space.

The first floor boasts a particularly large master bedroom with a range of fitted wardrobes, a large single bedroom and a sleek bathroom, fitted in neutral colours.

Externally, the South-West facing garden has been well-landscaped, with a contemporary patio area, raised beds and lawn area, as well as rear access that takes you to the garage, situated in a block. Furtherfield also offers plenty of residents parking on street.





Furtherfield

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well presented home
- Two bedrooms
- Stylish refitted kitchen and bathroom
- South West facing garden
- Garage
- Quiet cul-de-sac
- Walking distance from shops, parks and High Street





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.

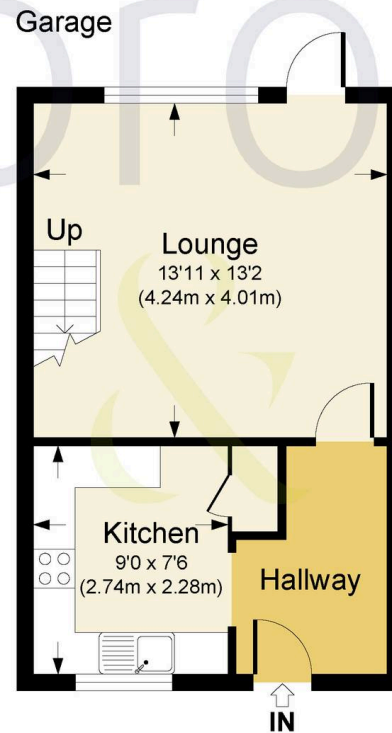
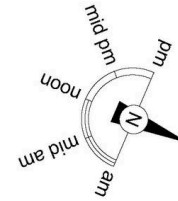
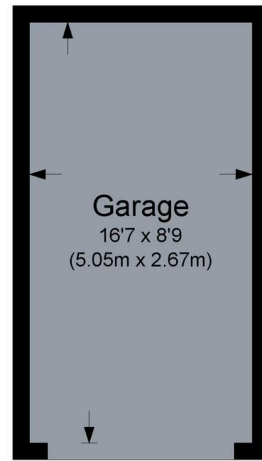
Fixtures and fittings

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

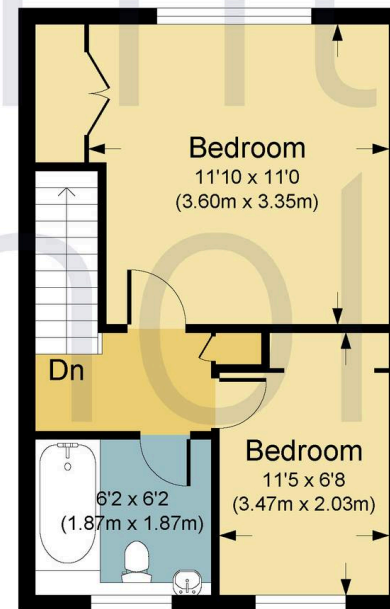
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Ground Floor



First Floor

FURTHERFIELD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 770.37 SQ FT / 71.57 SQ M.
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Proffitt & Holt

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