



Oak Green Way, Abbots Langley
£425,000

proffitt
& holt





Oak Green Way

Abbots Langley

Situated within walking distance of Abbots Langley Village High Street, is this thoughtfully updated and extended two bedroom modern home, which is offered for sale with no onward chain, whilst benefitting from a private rear garden and a single garage.

Internally the property offers a light and bright hallway, with stairs rising to the first floor and doors that take you both the sitting room and kitchen. The kitchen offers excellent cupboard and worktop space, whilst the open plan sitting/dining room is neutrally decorated with a central modern fireplace. This room is semi-open plan to a further reception area, which offers a glass roof, allowing natural light to flood the space and French doors that take you to the rear garden.

The first floor offers two well-proportioned bedrooms, with the master bedroom benefitting from a double built in wardrobe. The bathroom offers a modern white suite and fitted storage.

Externally the property offers an enclosed rear garden, which is laid to lawn with a patio area and a separate single garage. The front of the property is set off a pathway with a small open green to the side and front. EER: D





Oak Green Way

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. Getting in to London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) 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

- No Upper Chain
- Extended & Improved
- Two Double Bedrooms
- Refitted Kitchen & Bathroom
- Open Plan Sitting/Dining Room
- Single Garage
- Private Rear Garden
- Walking Distance Of Abbots Langley Village





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.

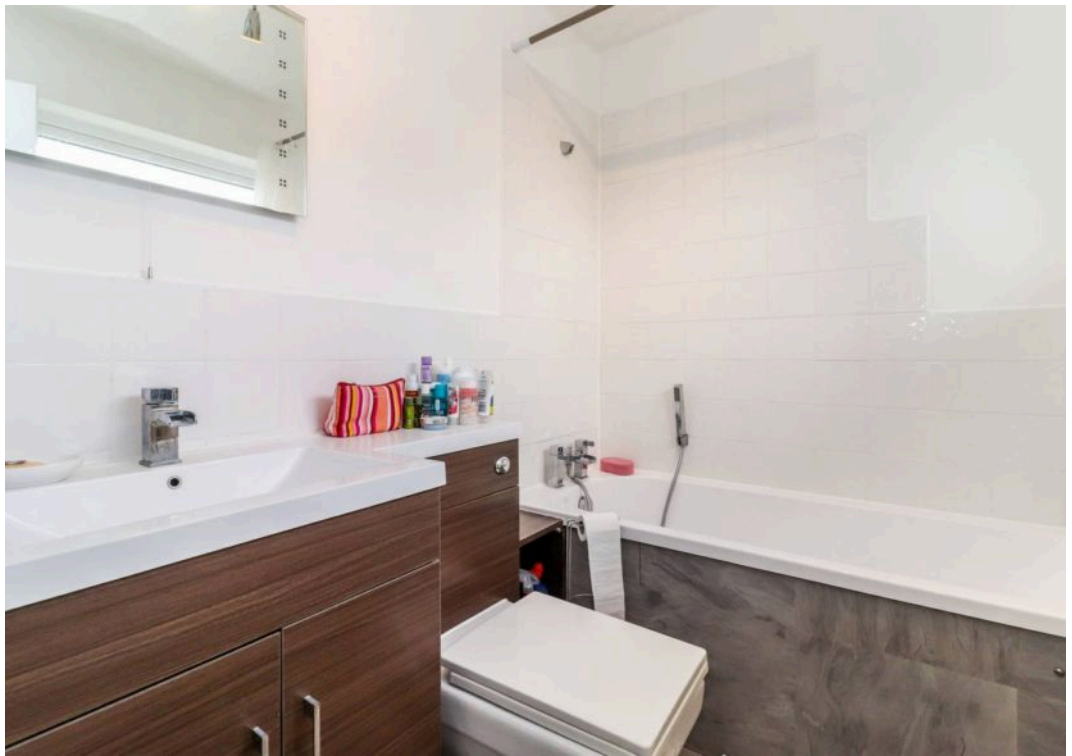
Fixtures and fittings

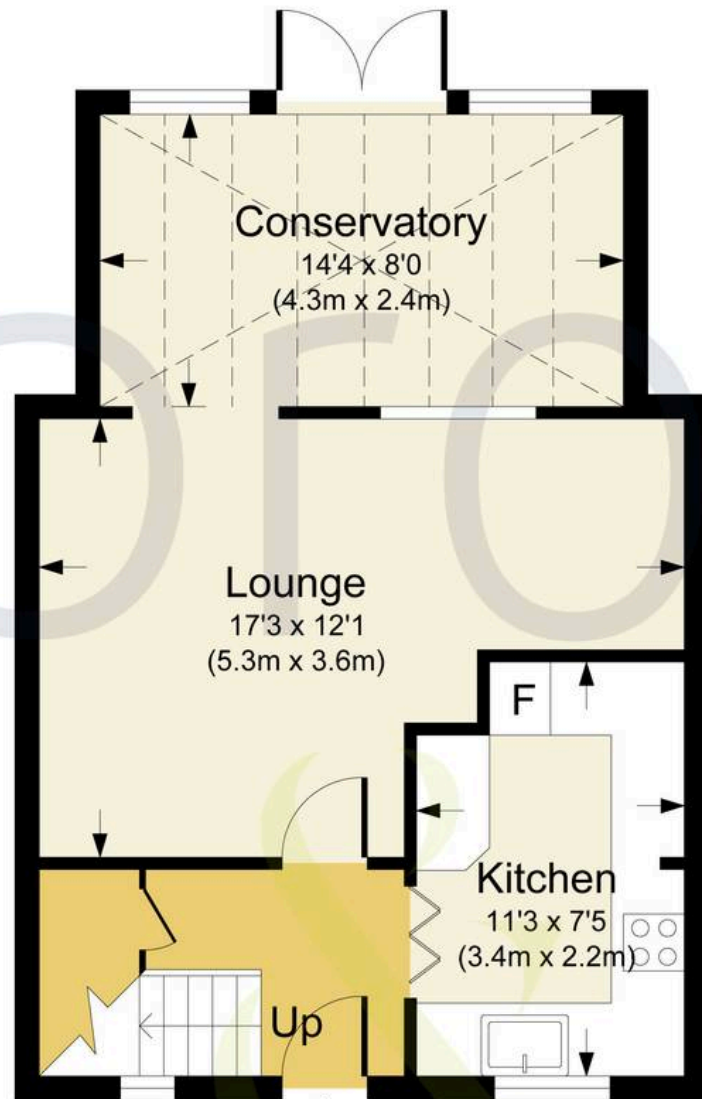
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

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







Ground Floor **IN**



First Floor

OAK GREEN WAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 732 SQ FT / 68.0 SQ M
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