



The Fairway, Abbots Langley

Guide Price £450,000

proffitt
& holt





The Fairway

Abbots Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this two double bedroom end of terrace property offering a wealth of potential to improve/extend (stpp) and located in the highly sought after village of Abbots Langley.

Internally the accommodation comprises entrance hall, open plan living/dining room, conservatory, kitchen, utility and downstairs wc to the ground floor.

To the first floor, there are two well proportioned double bedrooms and a family bathroom.

Externally the property boasts a well manicured front garden and to the rear, the garden is low maintenance and provides ample entertaining space via a paved patio which leads on to a garden workshop.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





The Fairway

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 and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two Bedrooms
- End of Terrace
- NO UPPER CHAIN
- Excellent Potential (stpp)
- Abbots Langley





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.

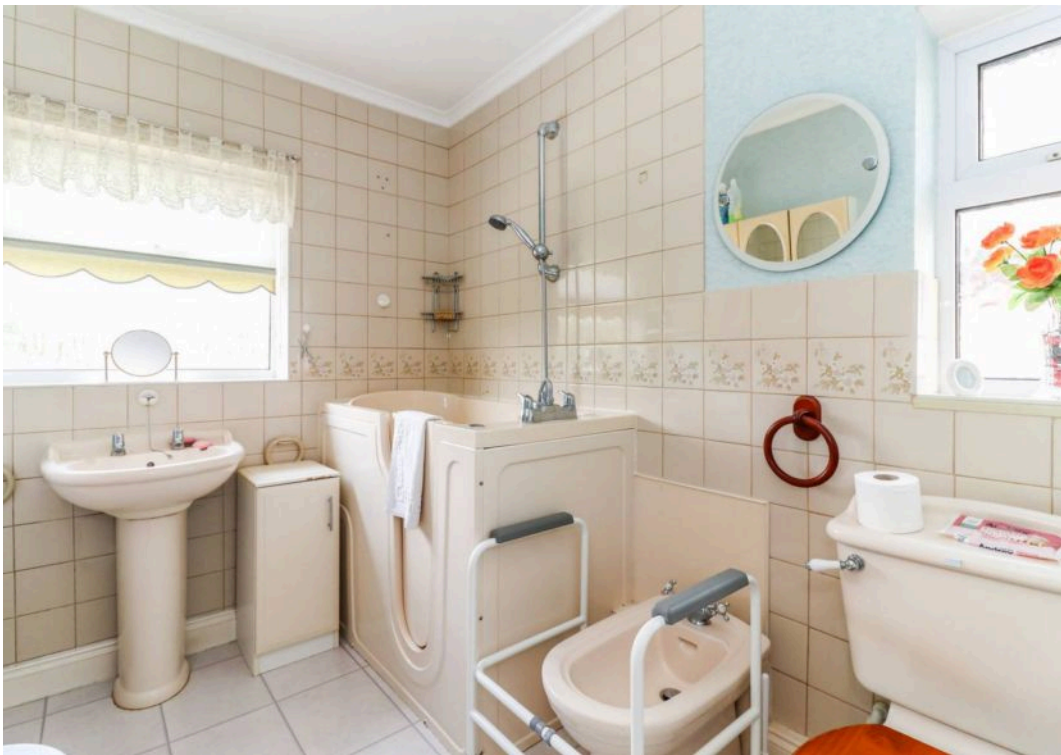
Fixtures and fittings

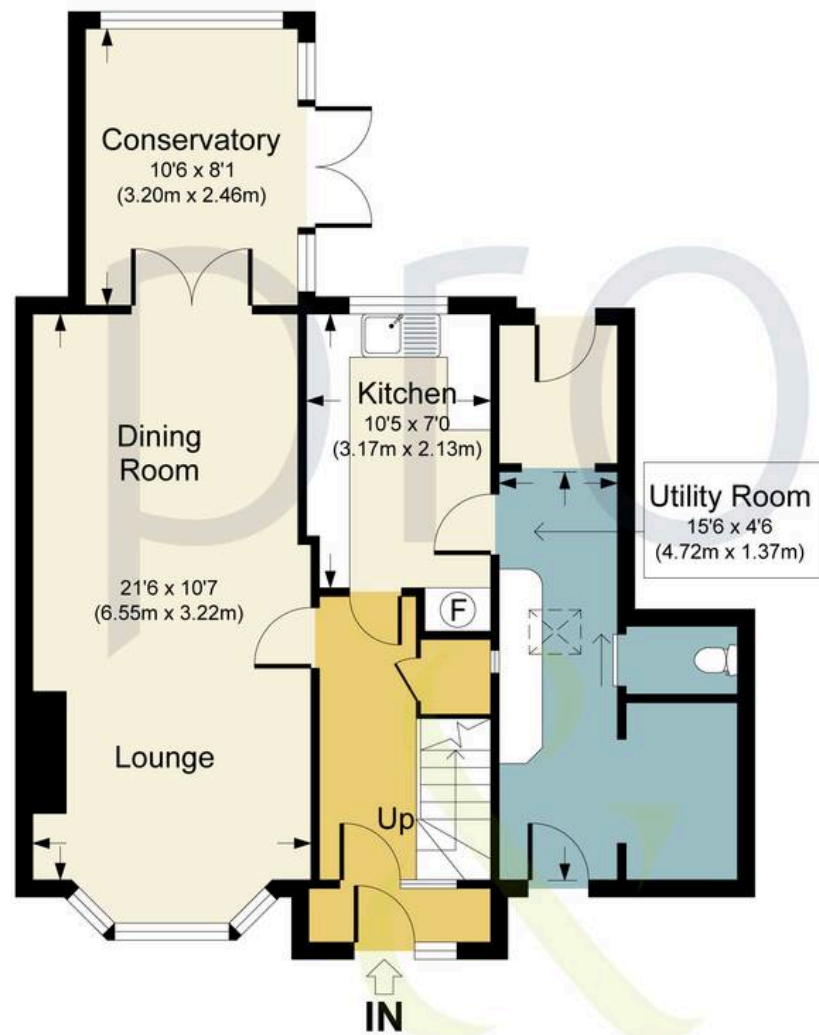
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

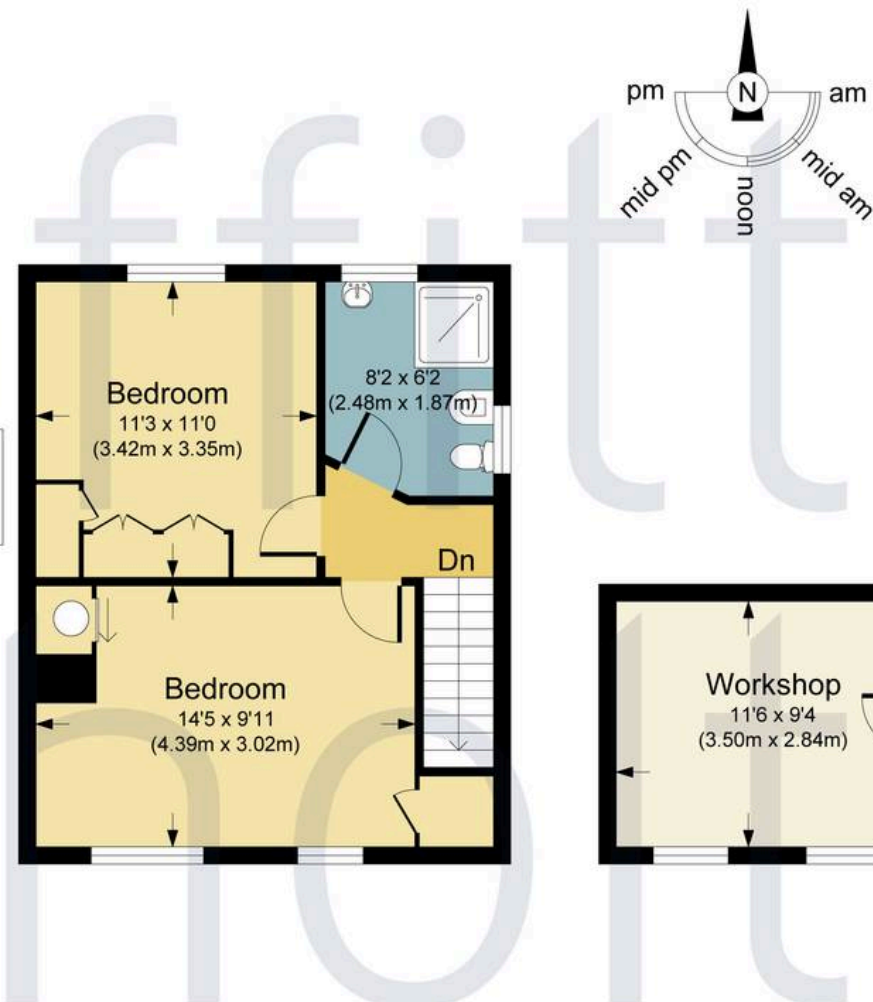
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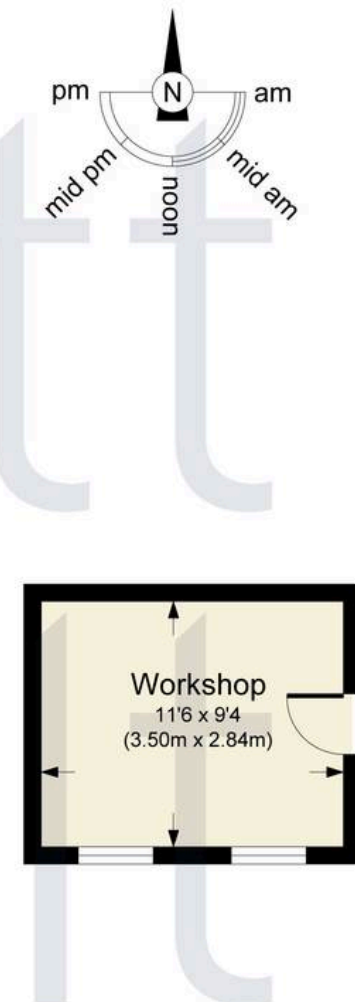




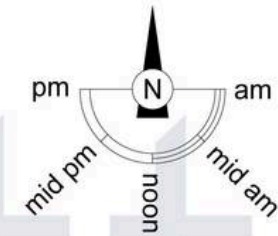
Ground Floor



First Floor



Workshop



THE FAIRWAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1110.19 SQ FT / 103.14 SQ M. INC. WORKSHOP

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Proffitt & Holt

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