



# The Fairway, Abbots Langley

Guide Price £425,000

proffitt  
& holt





## The Fairway

Abbots Langley, Watford

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, Watford

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
- Garden Workshop
- Utility Room
- Downstairs Guest WC





## 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

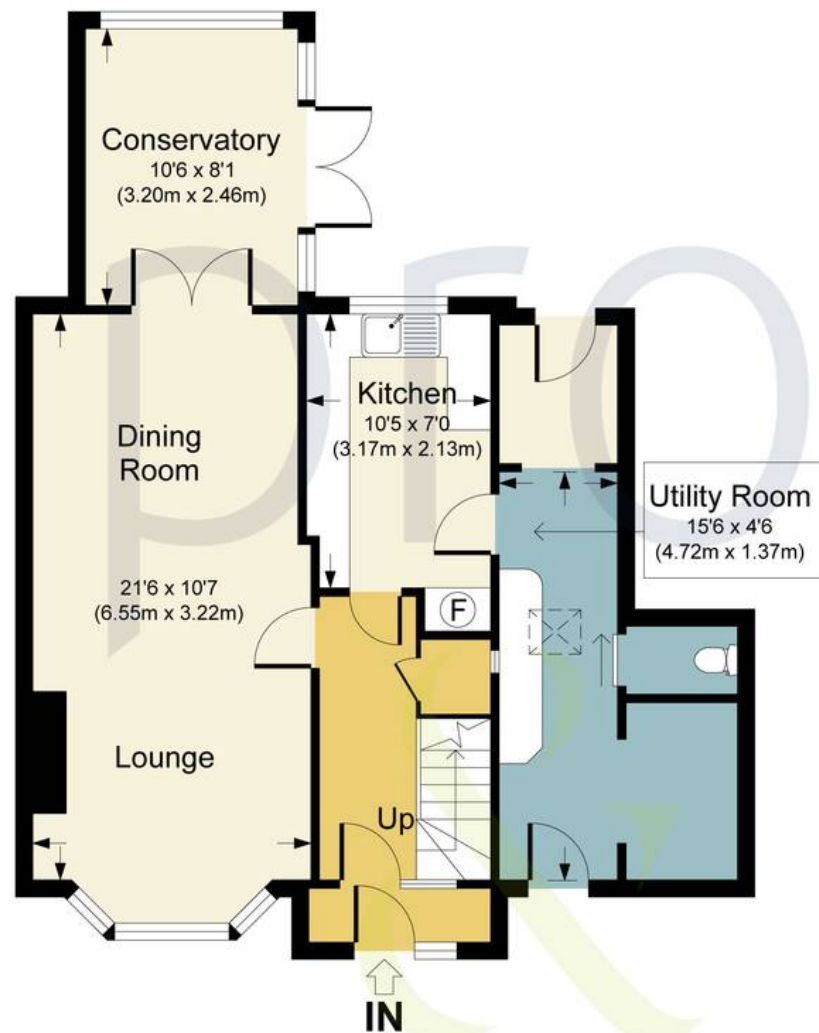
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

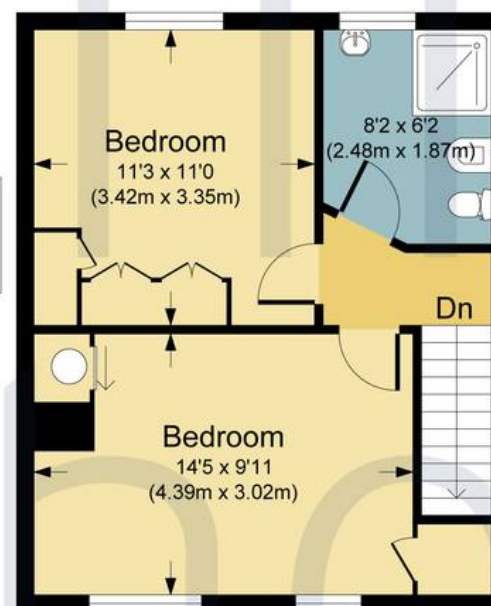
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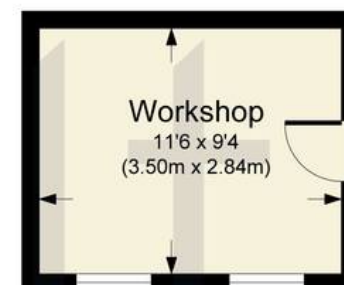
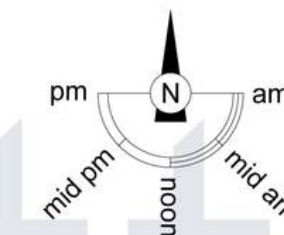




Ground Floor



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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