

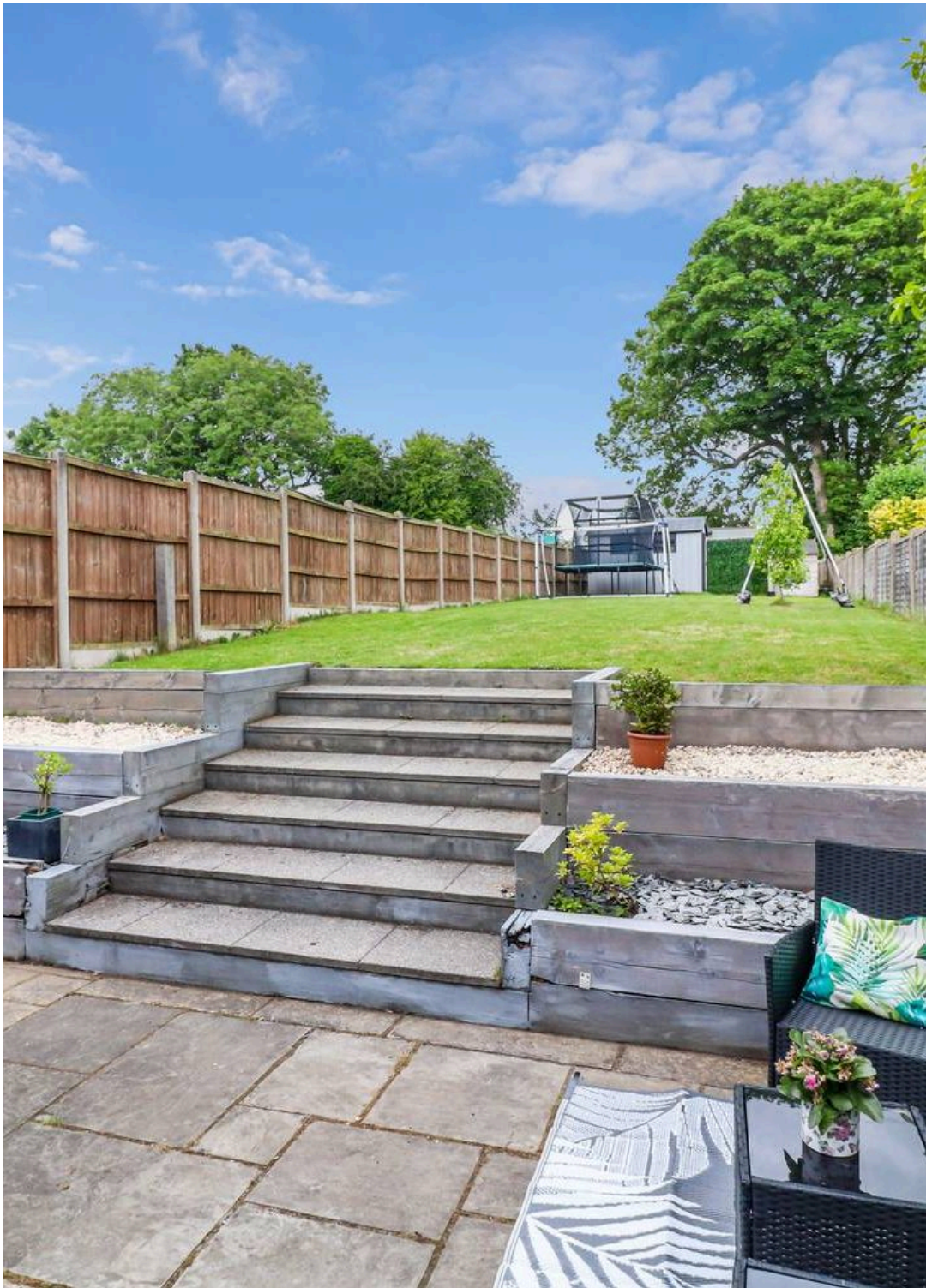


Abbots Road, Abbots Langley

In Excess of £900,000

proffitt
& holt





Abbots Road

Abbots Langley

Proffitt and Holt are delighted to offer to the market this four bedroom detached family home located in arguably the most sought after road within Abbots Langley and within close proximity to a host of near by transports links and local amenities.

The property is set over three floors and is well presented throughout by the current vendors and the internal accommodation comprises entrance porch, entrance hall, living room, downstairs wc, open plan kitchen/breakfast room with bi folding doors out and utility room to the ground floor.

To the first floor there are three well proportioned bedrooms and a family bathroom.

The top floor boasts a further double bedroom with its own en suite shower room.

Externally the property offers parking to the front and a generous and low maintenance garden to the rear which is mainly laid to lawn and also boasts a paved patio seating area, ideal for entertaining.

The property also benefits from access to fields to the rear.

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

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Abbots Road

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 approximately 3 miles drive.

For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance.

- Four Bedrooms
- Detached
- Sought After Location
- Set Over Three Floors
- Open Plan Kitchen/Breakfast Room
- Well Presented Throughout
- Generous Rear Garden
- Utility Room





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

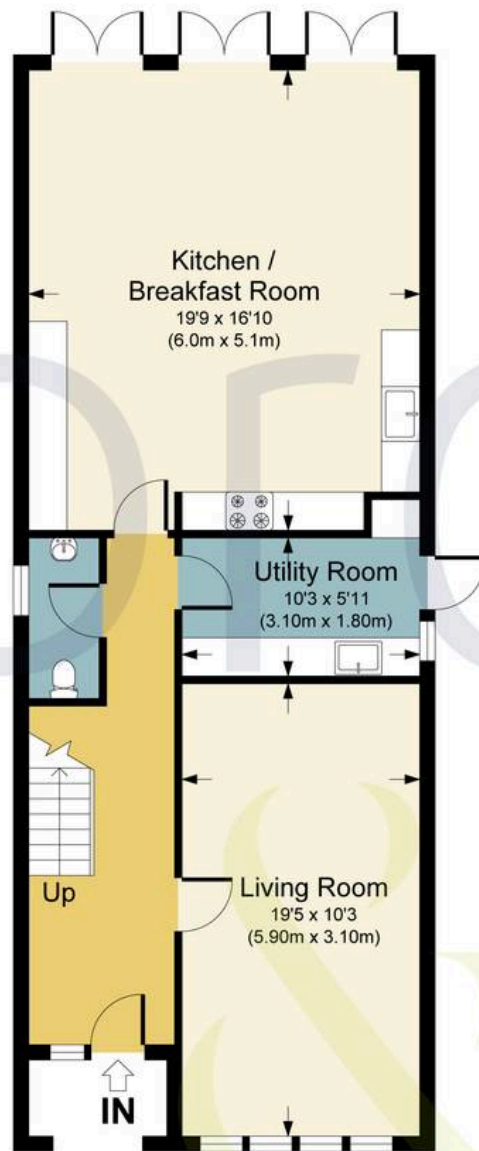
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



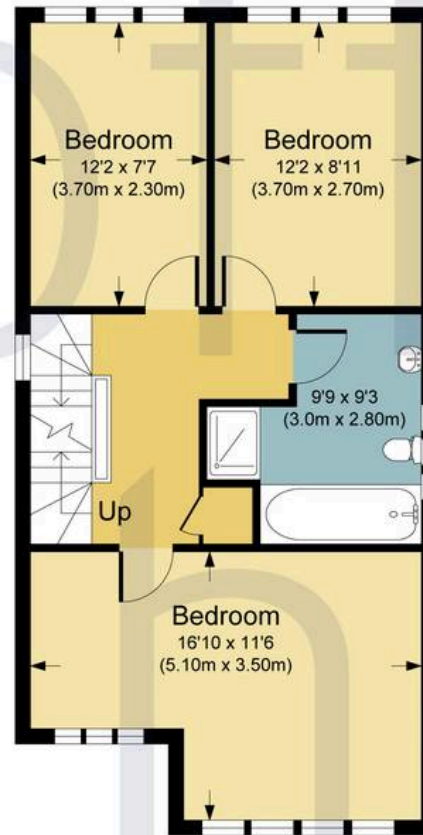




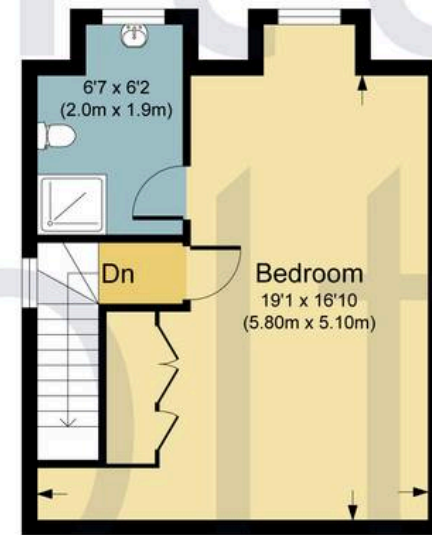




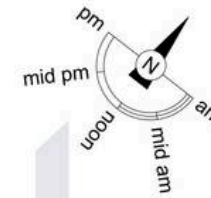
Ground Floor



First Floor



Second Floor



ABBOTS ROAD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1634 SQ FT / 152.0 SQ M.
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Proffitt & Holt

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