



Nightingale Close, Abbots Langley
£995,000

proffitt
& holt





Nightingale Close

Abbots Langley



Proffitt and Holt are proud to bring to the market this immaculately presented, family home which sits on a quiet cul-de-sac within this popular modern development, bordering Leavesden Country Park and within walking distance of Parmiters School. Having been extended and meticulously looked after by the current owners, it offers wonderful open-plan living spaces and further potential to extend, if more space is required (STPP).

Entering on the ground floor, the central hallway is a welcoming space with coat cupboard and refitted WC. From here, doors lead in to all rooms, including the 2 separate reception rooms at the front of the house, both of which would suit anything from a play room or office to a downstairs bedroom or hobby room. To the rear of the house sits a formal sitting room which offers direct access to the garden. The heart of the home is without doubt the extended kitchen/living/dining room. This lovely open-plan space has 2 sets of bi-folding doors allowing a seamless flow out to the garden and floods the room with light, making this an ideal space to entertain. The kitchen itself has been fitted in a contemporary style with contrasting colours on the large island. There is an abundance of storage space and a full range of premium appliances. Additionally, there is functional utility space. Stairs rise to the first floor, where a bright and spacious landing gives access to 4 double bedrooms and the family bathroom. All 4 of the bedrooms offer built-in wardrobes, with the master also benefitting from a refitted en-suite. The family bathroom has also been refitted with part tiled walls and a modern suite with shower over the bath. The ornate garden is a particularly attractive and private space, bordered by trees and with views over fields at the rear and direct gated access in to Leavesden Country Park. The composite decking and patio areas flow directly out from the house and are perfectly positioned to make the most of the views. Side access leads to the front of the house and there is also rear access to the garage, which houses power and light. The front garden is similarly attractive with an additional seating area. There is also a driveway for multiple vehicles and access to the double garage via the remote operated electric doors.



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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 distance of approximately two miles.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Upper Chain
- Detached Family Home
- Overlooking Fields To The Rear
- Double Garage and Large Driveway
- Open-Plan Kitchen and Living Space
- Master Bedroom With En-Suite
- 3 Reception Rooms
- Utility Room
- Refitted Kitchen and Bathrooms



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.





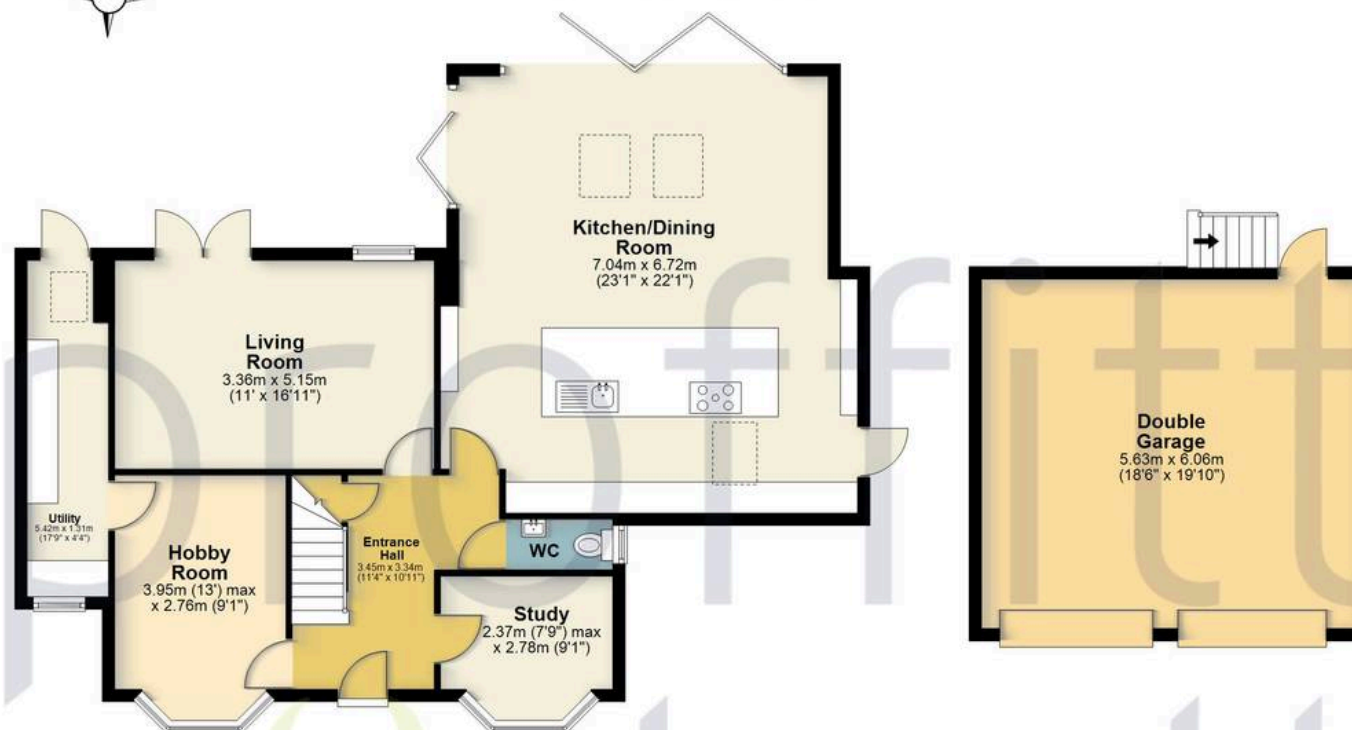






Ground Floor

Approx. 131.4 sq. metres (1414.0 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Total area: approx. 186.9 sq. metres (2011.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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