



High Street, Bedmond
£475,000

proffitt
& holt





High Street

Bedmond, Abbots Langley

Sold with no upper chain is this spacious 3 bedroom home, situated in the popular village of Bedmond, within a short walk for local shops, schools and parks. The property has just been redecorated and is presented in good order throughout.

The ground floor is well laid out, with a welcoming entrance hall that boasts a guest cloakroom, coat cupboard and doors to all rooms. The kitchen sits at the front of the house and has recently been refitted in a classic shaker design, whilst offering plenty of cupboard and worktop space, as well as space for a full range of appliances. To the rear of the property are the two reception rooms, one of which of has a door straight out to the garden. These rooms could easily be knocked together (STPP), to create a very spacious living/dining space, ideal for family living and entertaining.

To the first floor, there are three bedrooms and a family bathroom. Two of the bedrooms are particularly large double rooms.

Externally, the rear garden is deceptively spacious, with a comfortable patio area and a large private lawn at the side. This area offers plenty of space to extend in to should you require more living space (STPP). There is also gated parking at the rear as well as an attractive front garden.





High Street

Bedmond, 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 mainline station and Watford Junction station provide services to London, Euston 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: E



- No Upper Chain
- Spacious 3 Bedroom Home
- Large Garden
- Potential To Extend (STPP)
- Freshly Decorated Throughout
- 2 Reception Rooms
- Parking at the Rear





For broadband and mobile speeds see:

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

General Information

Services

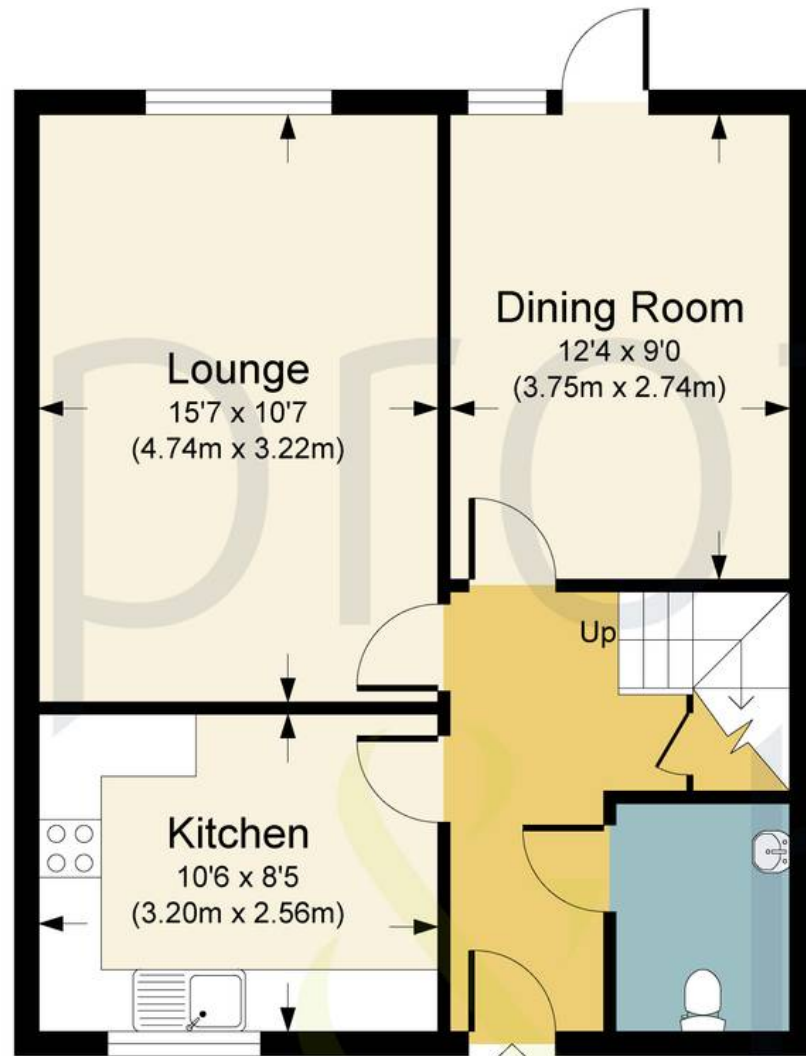
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

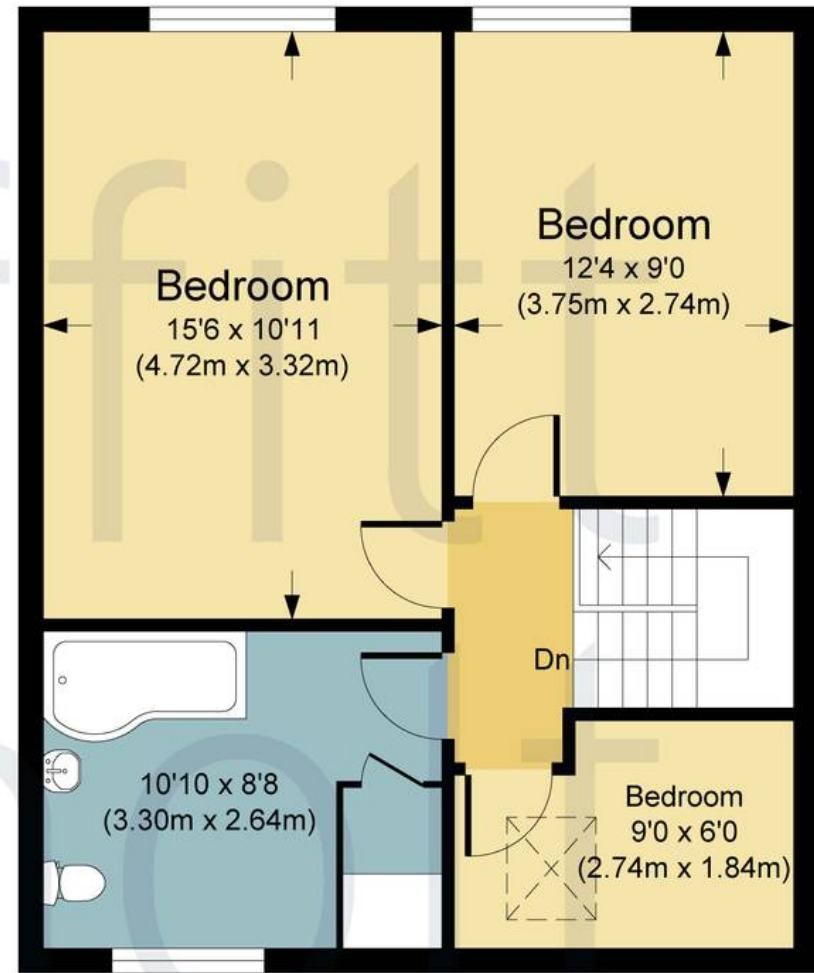
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor

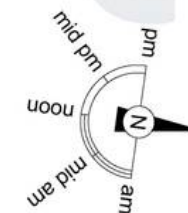


First Floor

HIGH STREET, WD5

APPROX. GROSS INTERNAL FLOOR AREA 965.41 SQ FT / 89.69 SQ M.

PHOTAT: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT:THE IMAGE TAILOR LTD. 2025.





Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

