



Adrian Road, Abbots Langley

Offers in Region of £1,200,000

proffitt  
& holt







## Adrian Road

### Abbots Langley

Proffitt and Holt are delighted to bring to the market this contemporary detached home in a private location in the heart of Abbots Langley. Offering circa 3500sq/ft of accommodation, arranged over 4 levels, this special home has been built to a particularly high specification throughout, with eco-friendly features ever present, making this a very energy efficient home.

Entering on the ground floor to a welcoming entrance hall, there is plenty of space for coats and shoes, as well as a guest WC. Doors lead to a formal and cosy sitting room overlooking the front and at the rear, a wonderful open plan kitchen/dining room with bi-folds that open out to the rear garden. The kitchen itself is fitted to a high specification, with a range of integrated Miele appliances and large peninsula with quartz worktops and additional seating. Separately, there is a functional utility room. Stairs lead down to a breathtaking basement level, which houses a fantastic cinema room with ambient lighting, a home gym and a particularly large reception space, which is a wonderful area to entertain, especially given that doors lead out to the sunken courtyard garden, which ingeniously floods the space with light. Additionally, there is a home office space.

To the first floor, there are three bedrooms with air conditioning and a family bathroom. The largest of these rooms offers a range of fitted wardrobes, contemporary en-suite and large floor to ceiling window. Stairs rise again to the second floor, the entirety of which is taken up by the impressive Master suite. Consisting of a super king sized bedroom, dressing area and stylish en-suite with oversized walk-in shower and separate bath. All bedrooms are equipped with fitted wardrobes and the property also benefits from an air filtration system throughout the house.

Externally, the rear garden is easy to maintain, but a great space to entertain in, with a recently added bar area boasting power and TV. Side access leads you to the front of the house, where there is parking for 3 cars.

Viewing is highly advised to appreciate the amount of space and high specification that this one-off house has to offer.



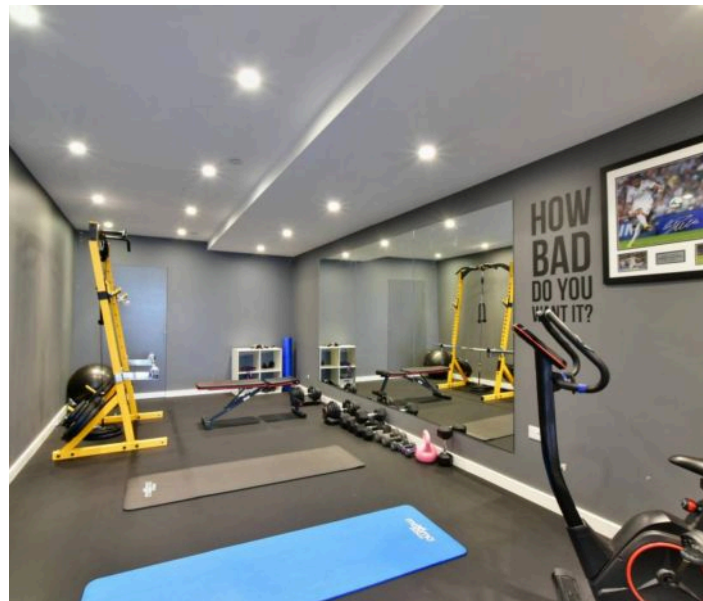


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### Abbots Langley

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

- Circa 3500sq/ft of Accommodation
- Contemporary Design
- Secluded Central Abbots Langley Location
- 4 Bedrooms and 5 Reception Rooms
- 3 Bathrooms
- Cinema Room and Home Gym
- Open Plan Kitchen/Dining Room with Bi-Folds
- Utility Room & Guest WC
- 3 Parking Spaces
- Air Conditioning Throughout
- Sprinkler System
- Air Filtration System
- Garden Bar Area with Power and TV
- Additional Sunken Courtyard Garden
- Integrated Miele Appliances
- Built-in Speakers Throughout





Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

**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.



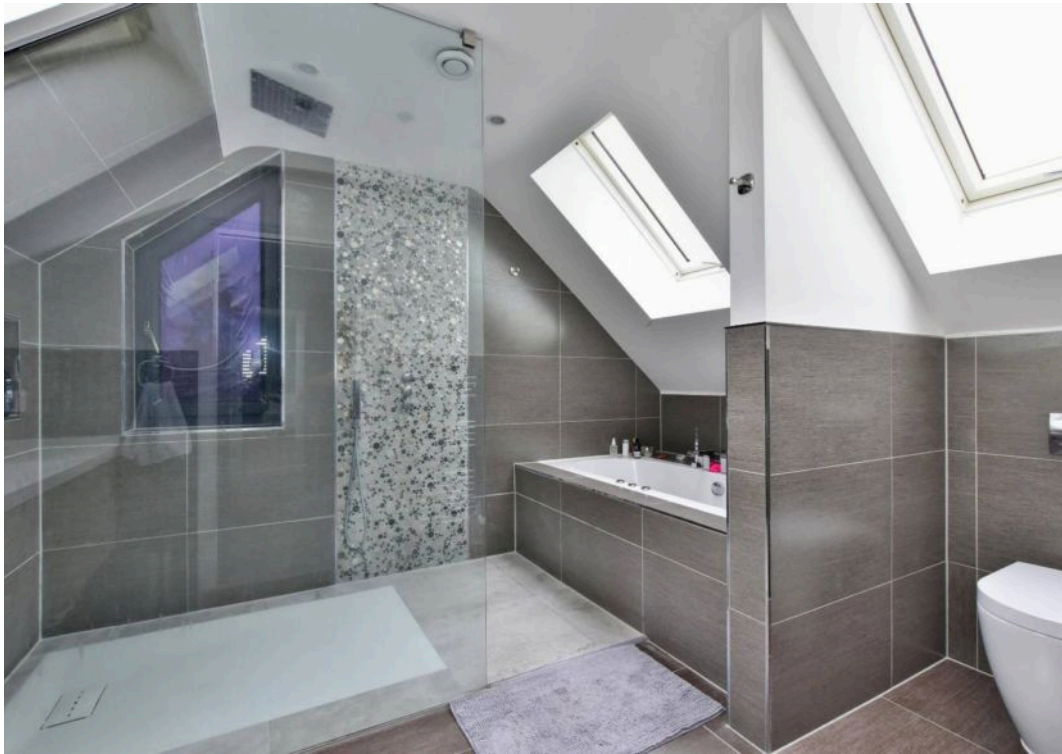










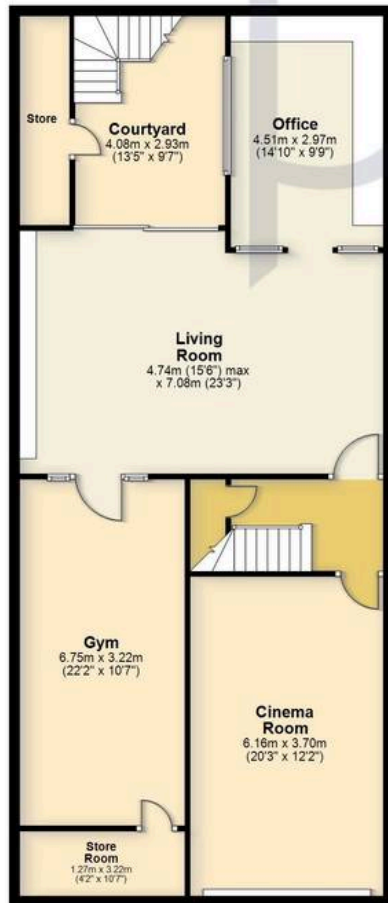




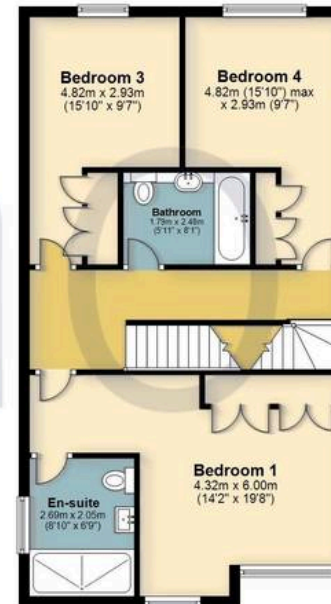
**Ground Floor**  
Approx. 69.5 sq. metres (748.3 sq. feet)



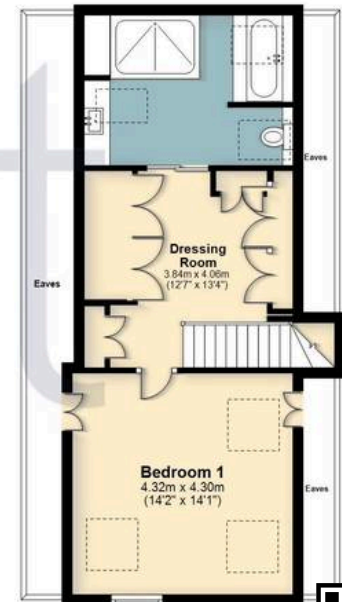
**Basement**  
Approx. 120.3 sq. metres (1294.8 sq. feet)



**First Floor**  
Approx. 66.2 sq. metres (713.0 sq. feet)



**Second Floor**  
Approx. 63.1 sq. metres (679.2 sq. feet)



Total area: approx. 319.2 sq. metres (3435.3 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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