



Gable Close, Abbots Langley  
£550,000

proffitt  
& holt







## Gable Close

Abbots Langley

Proffitt and Holt are delighted to offer to the market this three bedroom semi detached family home located in the highly sought after village of Abbots Langley within a quiet close, offering excellent potential to extend/improve (subject to planning permission) and also boasting a garage to the rear with parking also available in front of the garage.

Internally, the accommodation comprises entrance hall, living room, dining room, kitchen, conservatory and WC to the ground floor. To the first floor, there are three well proportioned bedrooms and a family bathroom.

Externally, the property excels with a generous garden to the rear which is mainly laid to lawn and also boasts a paved patio seating area - ideal for entertaining. There is also the added benefit of a larger than standard single garage to the rear with parking nearby.

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







## Gable Close

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. Getting in to London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Upper Chain
- Three Bedrooms
- Garage and Parking
- Sought After Location
- Re Fitted Kitchen
- Potential to Extend/Improve (STPP)



## 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:*

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











Ground Floor

Ground Floor

First Floor

# GABLE CLOSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1240.21 SQ FT / 115.22 SQ M. INC. GARAGE & OUTBUILDING

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## Proffitt & Holt

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