



The Garth, Abbots Langley

In Excess of £475,000

proffitt
& holt





The Garth

Abbots Langley

Proffitt and Holt are delighted to offer to the market this three bedroom end of terrace, family home located in the highly sought after village of Abbots Langley and within close proximity to a host of nearby transport links and local amenities.

The property is situated in a quiet road and enjoys views over a green as well as boasting excellent further potential to extend (STPP).

Internally, the property comprises entrance hall, a generous living room, an open plan kitchen/diner to the rear and a spacious family bathroom to the ground floor. To the first floor there are three well proportioned bedrooms (two doubles and one single).

Externally, the rear garden is an undoubted feature of this property and is well maintained by the current vendor. Currently the garden is mainly laid to lawn, but also boasts a generous paved patio seating area – ideal for entertaining, with pond and bridge over, creating an idyllic and peaceful outdoor space. The property also boasts a generous front garden meaning the property is well set back from the road.

To fully appreciate what this property offers, please contact leading local agent Proffitt and Holt.



The Garth

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.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedrooms
- End of Terrace
- Sought After Location
- Attractive Views Over a Green
- Further Potential to Extend (stpp)
- Open Plan Kitchen/Diner
- Generous and Mature Rear Garden





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.

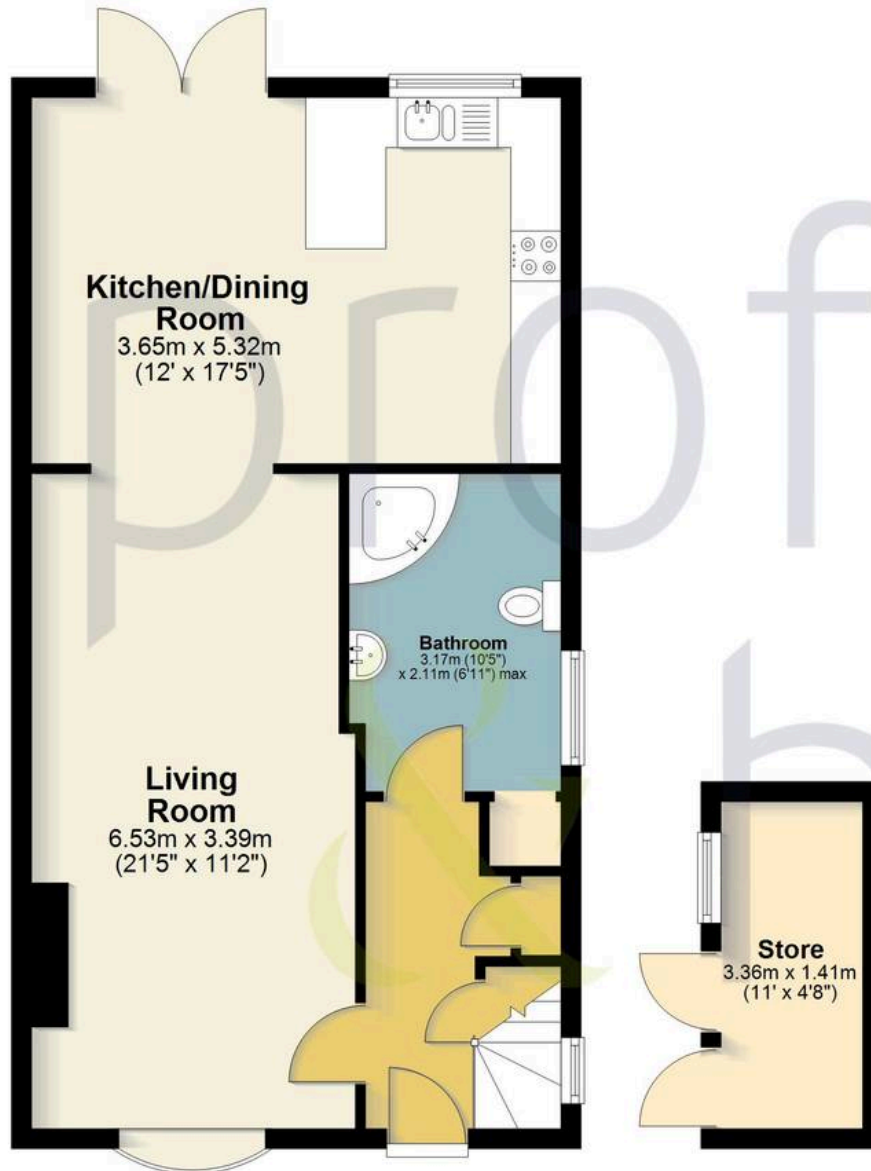






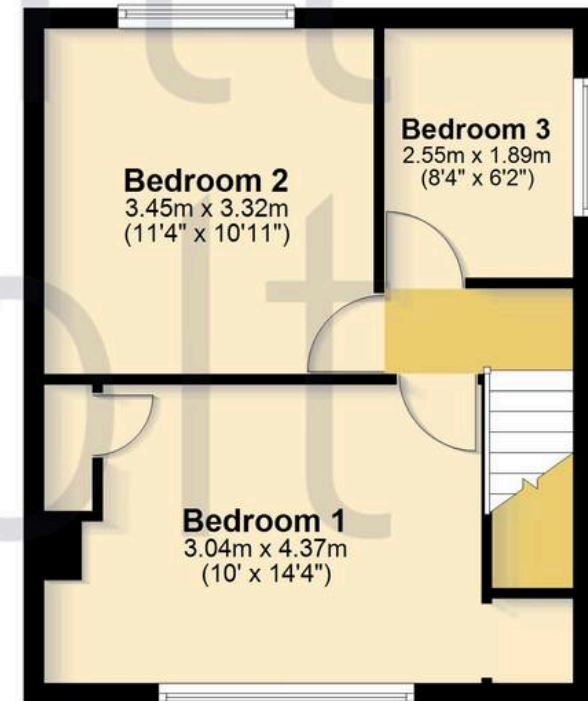
Ground Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



Total area: approx. 95.4 sq. metres (1027.3 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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