



Gallows Hill Lane, Abbots Langley
£575,000

proffitt
& holt





Gallows Hill Lane

Abbots Langley

An excellent opportunity to purchase this semi-detached family home, perfectly located within walking distance of Abbots Langley High Street and Kings Langley Train Station. Rarely available, it offers excellent potential to extend (STPP) and is sold with no upper chain. The interior is spacious throughout, and you enter in to a welcoming entrance hall with coat cupboard. Doors lead in to both the kitchen at the rear of the house, and an impressive semi open-plan living and dining room which runs front to back. A conservatory sits at the rear of the house, which flows out to the garden via sliding patio doors. Additionally, there is a covered side passage. To the first floor, there are three bedrooms and a family bathroom. Two of the bedrooms are particularly good sized doubles, whilst the third is a comfortable single room.

Externally, the rear garden is a lovely and private space. The garden is mainly laid to lawn with mature borders and various seating areas, as well as rear access to the garage, which houses a workshop. To the front there is a driveway and access to the garage.

Viewing is highly recommended, as we believe this to be an excellent opportunity to purchase a property in a wonderful position with unmatched potential.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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



- No Upper Chain
- Lots Of Potential To Extend (STPP)
- Large Detached Garage
- Walking Distance To High Street And Train Station
- Driveway
- Traditional Layout With 3 Bedrooms And 2 Reception Rooms
- Private Rear Garden
- Downstairs WC





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

GALLOWS HILL LANE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1269.17 SQ FT / 117.91 SQ M. INC. GARAGE

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