



Breakspeare Road, Abbots Langley
£550,000

proffitt
& holt





Breakspeare Road

Abbots Langley

A rarely available 2/3 double bedroom detached character home within a couple of minutes walk from Abbots Langley High Street. The house boasts bright and airy living spaces, character features such as original fireplaces and oak floors, as well as a 100ft South-facing rear garden and driveway to the front.

Internally, the ground floor consists of an entrance hall with original oak doors leading to the dining room/bedroom 3, the main living space and stairs that lead up to the first floor. The dining room is a spacious and characterful room, with feature fireplace and bay window with large sash windows. The main living space is a lovely and bright room which sits open-plan to the conservatory and flows out to the garden. Adjacent is the spacious dual aspect kitchen/breakfast room and additionally, there is a downstairs WC. To the first floor there are two comfortable double bedrooms and a family bathroom off the landing.

Externally, the established rear garden is a wonderful and private space, with a mixture of attractive lawns, intricate borders and a large patio that flows straight out from the house. Side access leads you to the front of the house, where there is off street parking.

Viewing is highly advised to appreciate the character and space this lovely home has to offer, as well as the amount of potential to extend (STPP).

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Breakspeare Road

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 St Albans, Watford and Hemel Hempstead are within a short drive.

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.

- No Upper Chain
- Detached
- Couple Of Minutes Walk From Abbots Langley High Street
- Driveway
- Victorian Character Home
- Character Features Such As Original Fireplaces And Oak Floors
- 2/3 Bedrooms
- Lots Of Potential To Extend (STPP)
- South-Facing Garden Measuring Approx 100Ft





For broadband and mobile speeds see:

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

General Information

Services

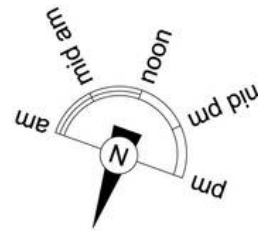
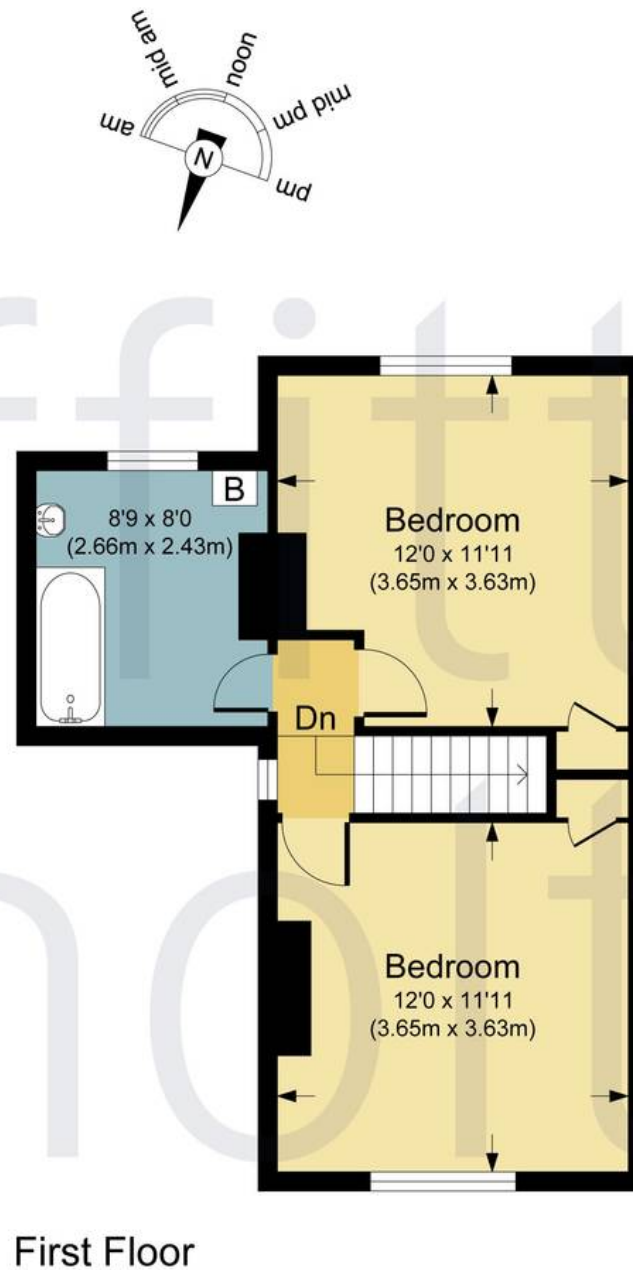
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







BREAKSPEARE ROAD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 993.40 SQ FT / 92.29 SQ M.

PHOTAL: 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/

