



Tibbs Hill Road, Abbots Langley

Guide Price £650,000

proffitt
& holt





Tibbs Hill Road

Abbots Langley

Proffitt and Holt are delighted to offer to the market this three bedroom extended semi detached family home located in the highly sought after area of Abbots Langley and providing easy access to a host of nearby transport links including the M1,M25 and A41. The property is also within close proximity to nearby amenities and highly regarded local schooling.

Internally, the property comprises entrance hall, living room, dining room, kitchen, downstairs wc and additional living space with bi folding doors out to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property excels with ample driveway parking to the front on the driveway, a single garage, and a generous and relatively new maintenance garden to the rear which is mainly laid to lawn and also boasts a paved patio seating area – ideal for entertaining.

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





Tibbs Hill 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 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Semi Detached
- Extended to the Ground Floor
- Ample Driveway Parking
- Generous Rear Garden
- Garage





For broadband and mobile speeds see:

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

General Information

Services

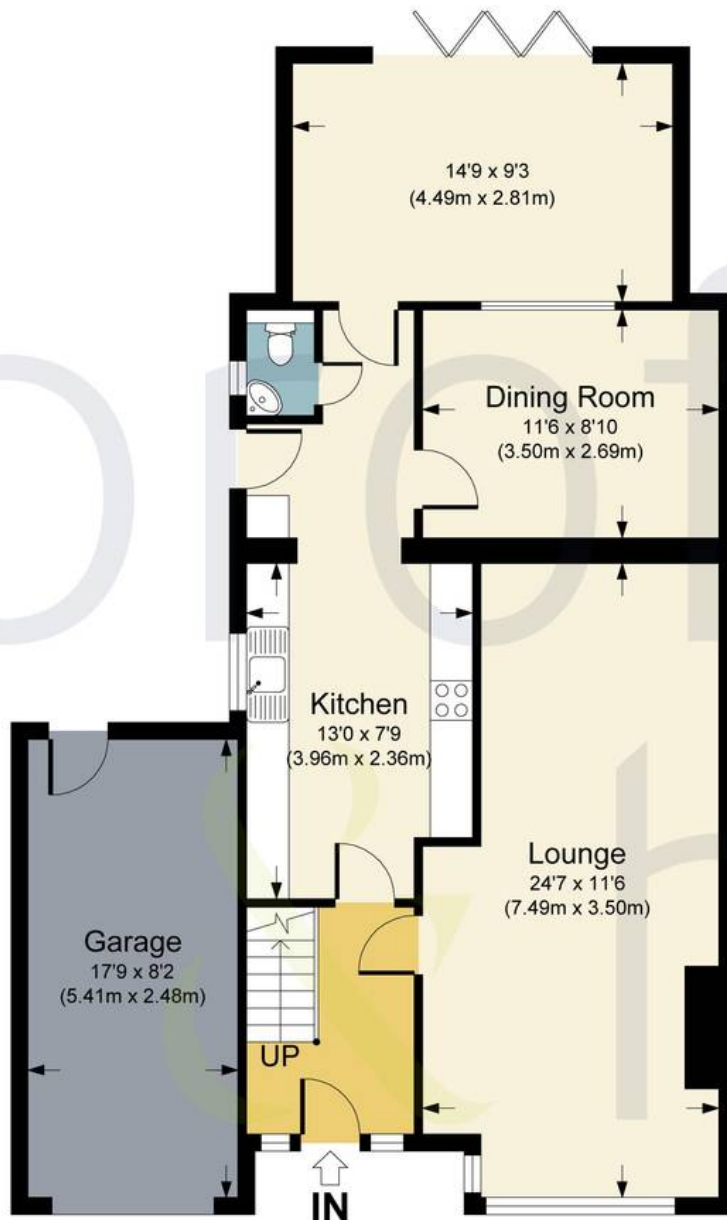
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

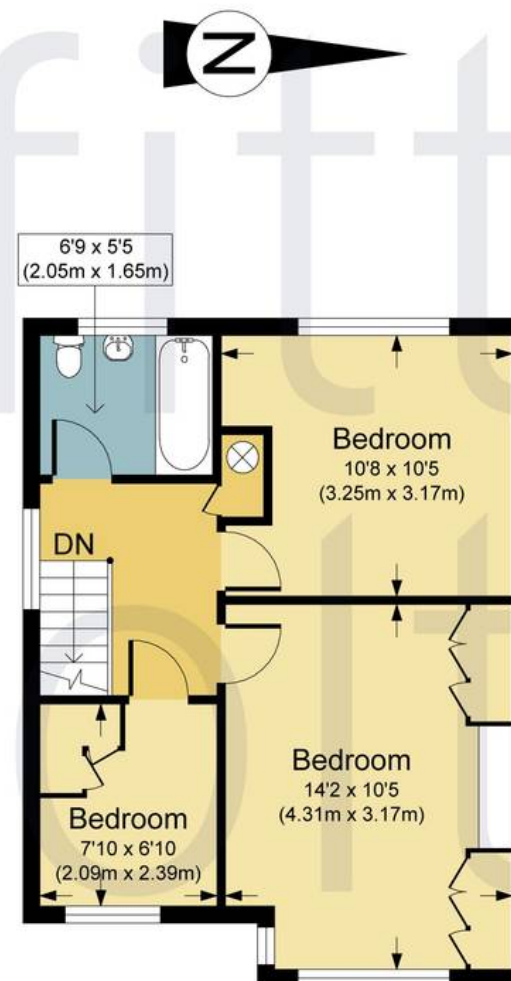
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

TIBBS HILL ROAD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1324.49 SQ FT / 123.05 SQ M. INC. GARAGE

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Proffitt & Holt

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