



Tibbs Hill Road, Abbots Langley

Guide Price £550,000

proffitt
& holt





Tibbs Hill Road

Abbots Langley

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

Internally, the property comprises entrance hall, living/dining room, kitchen, downstairs WC and utility area to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom. Additionally, there is a ample storage available in the fully boarded loft room.

Externally the property excels with parking available to the front on the driveway, whilst to the rear, the garden is both low maintenance and private, being mainly laid to lawn and also boasting 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedrooms
- Semi Detached
- Driveway Parking
- Low Maintenance and Private Garden
- Near Highly Regarded Schools And Parks
- Close to the Village High Street
- Well Presented Throughout





For broadband and mobile speeds see:

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

General Information

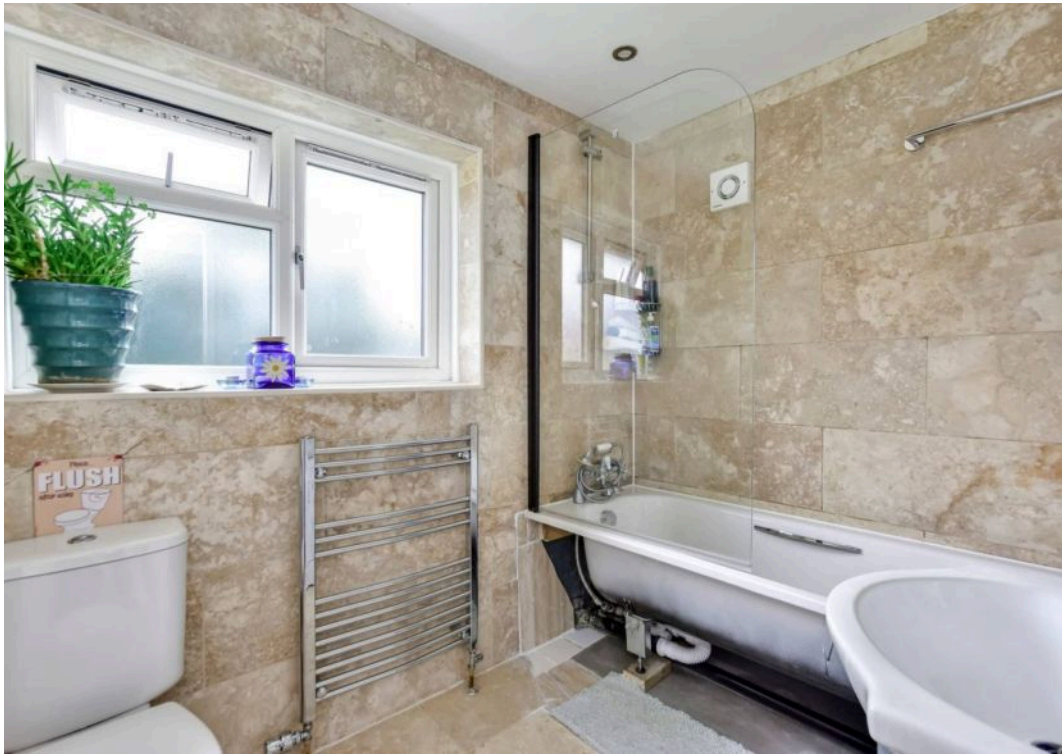
Services

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.

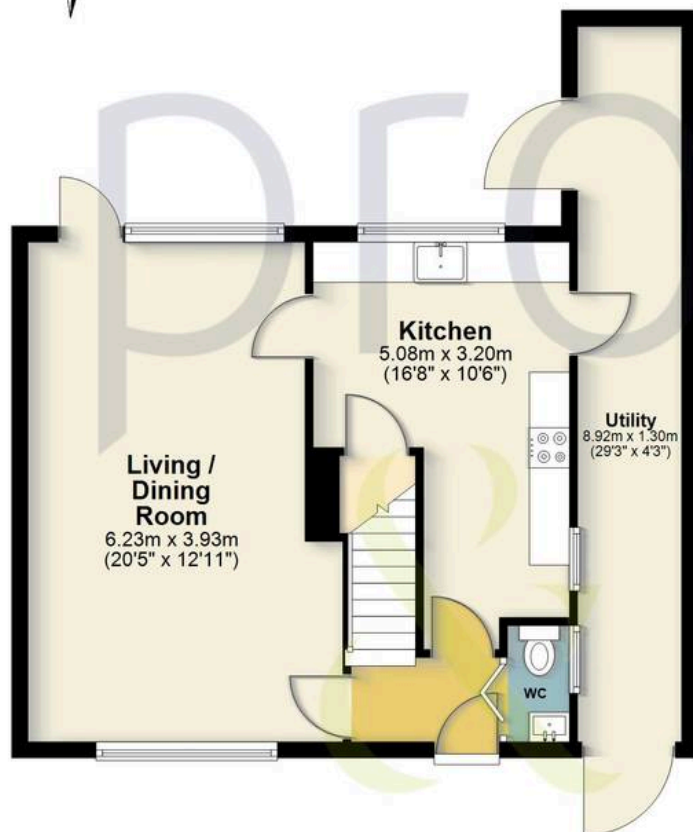






Ground Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



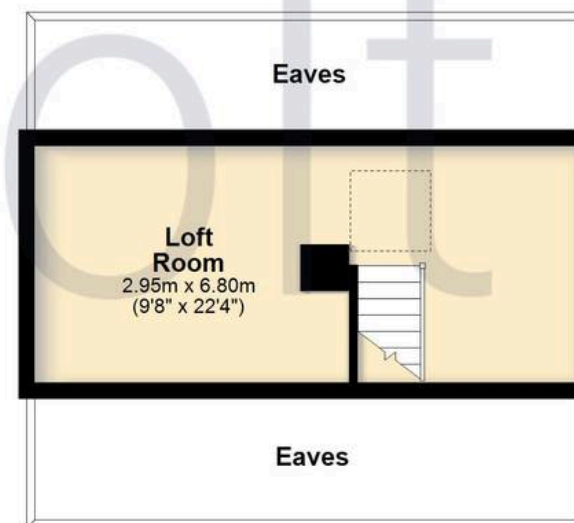
First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Loft Room

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 134.2 sq. metres (1444.2 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

