



Edinburgh Drive, Abbots Langley

In Excess of £1,000,000

proffitt
& holt





Edinburgh Drive

Abbots Langley

Proffitt and Holt are delighted to offer to the market this excellent example of a four bedroom detached family home located in the highly sought after village of Abbots Langley and situated in a quiet residential development within close proximity to a host of nearby transport links, amenities and highly regarded local schooling.

Boasting a larger plot than most on the development, this rarely available home offers ample parking to the front (on the driveway) and a detached double garage. The property has been tastefully extended/modernised throughout by the current vendors.

Internally, the accommodation is both flexible and versatile and comprises entrance hall, downstairs wc, study, dining room, a spacious and modern re fitted and open plan kitchen/breakfast/family area with doors out, and utility to the ground floor.

To the first floor there are four well proportioned double bedrooms (one with en suite) and a separate family bathroom.

Externally, the property excels with a generous and noticeably larger plot than many of the neighbouring properties. To the front, the property boasts a detached double garage (which could be used to work from home or easily converted into a games/gym/hobbies room) with electric up and over door and ample driveway parking. To the rear, the garden is both low maintenance and generous in size with a paved patio seating area ideal for entertaining.

We highly recommend an internal inspection to fully appreciate what this stunning family home has to offer.





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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 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedrooms
- Detached
- Sought After and Quiet Location
- Detached Double Garage
- Open Plan Kitchen/Family Room
- En-Suite to Master
- Generous Room Sizes
- Larger Plot/Garden
- Ample Driveway Parking
- NO UPPER CHAIN





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.

For broadband and mobile speeds see;

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





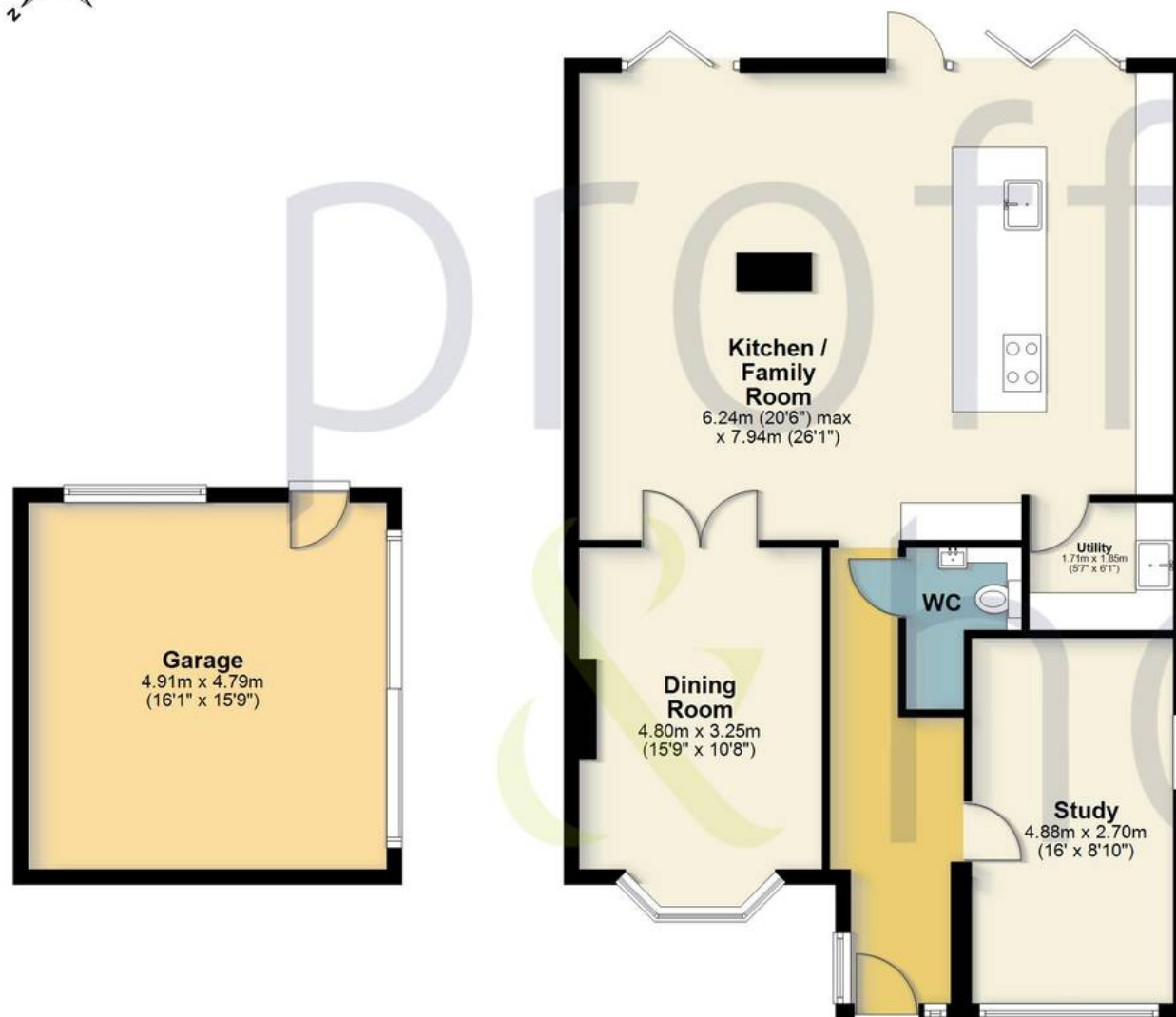






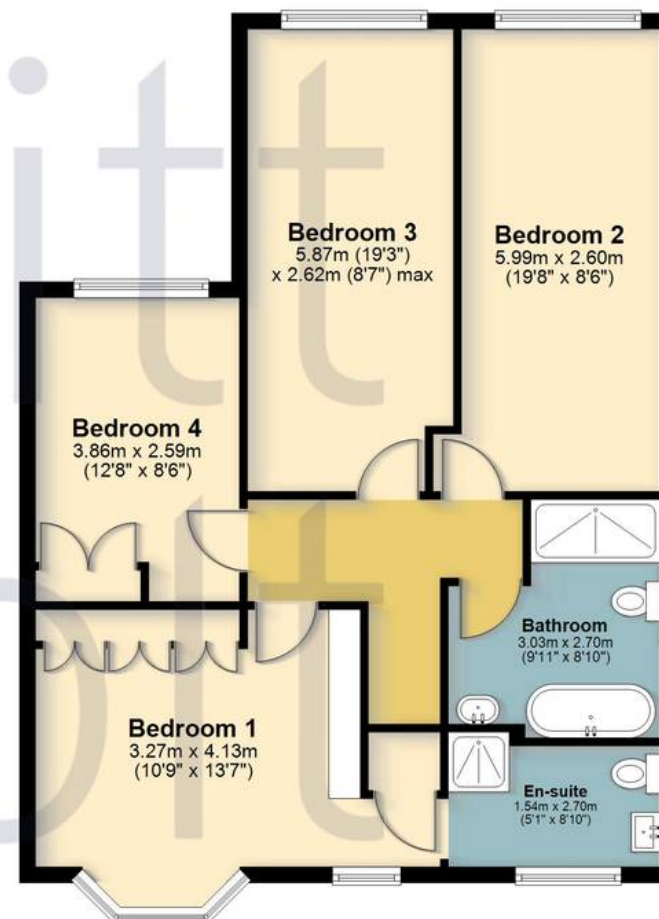
Ground Floor

Approx. 115.8 sq. metres (1246.9 sq. feet)



First Floor

Approx. 76.2 sq. metres (819.8 sq. feet)



Total area: approx. 192.0 sq. metres (2066.7 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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