



High Street, Bedmond
£650,000

proffitt
& holt





High Street

Bedmond, Abbots Langley

Sold with no upper chain is this Victorian detached home in the heart of the village of Bedmond. Rarely available, it offers comfortable living space throughout, whilst also benefitting from plenty of potential to extend (STPP).

Entering on the ground floor to a welcoming entrance hall, doors lead to both the kitchen and main living/dining room. The latter is a lovely and bright dual aspect room with original fireplace - with log burner - as well as traditional sash windows, whilst the kitchen/breakfast room has been fitted in a traditional shaker style. Additionally, there is a coat cupboard and stairs that lead down to a basement. To the first floor, there are 3 well appointed bedrooms and a family bathroom off the landing.

Externally, the house excels, with a beautiful and particularly secluded rear garden. This well established space consists of a large patio area that flows out from the house, an attractive lawn and mature borders. A gate at the rear gives access to the detached garage and off street parking.

Viewing is highly recommended to appreciate the character and individual charm of this beautiful home.





High Street

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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 station provide services 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: E

EPC Environmental Impact Rating: E

- No Upper Chain
- Detached Character Home
- Garage And Off Street Parking
- Secluded Rear Garden
- 3 Bedrooms
- 2 Reception Rooms





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.

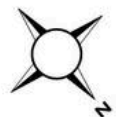
Fixtures and fittings

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/>







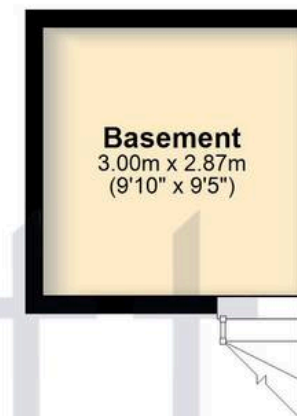
Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



Basement

Approx. 8.6 sq. metres (92.7 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 114.4 sq. metres (1231.9 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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