



8 Langley Crescent, Kings Langley

Guide Price £650,000

proffitt
& holt





Langley Crescent

Kings Langley

Proffitt and Holt are delighted to offer to the market this four bedroom end terrace family home located in central Kings Langley - conveniently located and providing easy access to both Kings Langley station and the village high street with all its local amenities.

Internally, the property comprises entrance hall, galley kitchen, living/dining room, downstairs WC, and conservatory to the ground floor. To the first floor there are four well proportioned bedrooms and a family bathroom.

Externally, the property excels with driveway parking to the front, a single garage and a private and low maintenance garden to the rear.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile.

The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.

- Four Bedrooms
- End of Terrace
- Central Kings Langley
- Quiet No Through Road
- Garage
- Walking Distance to Station
- Short Walk to High Street





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.

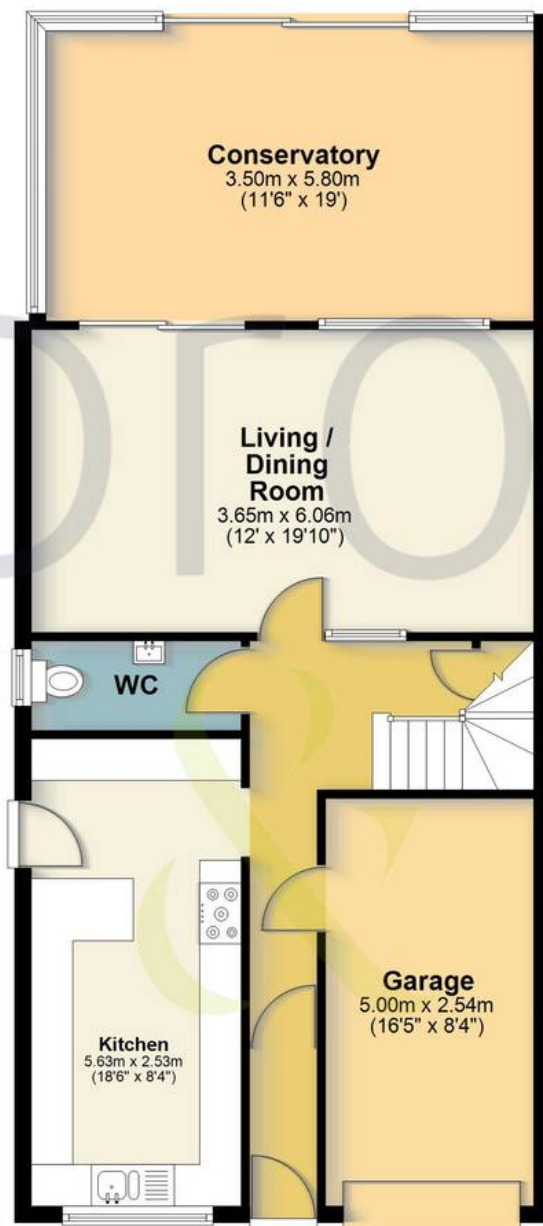






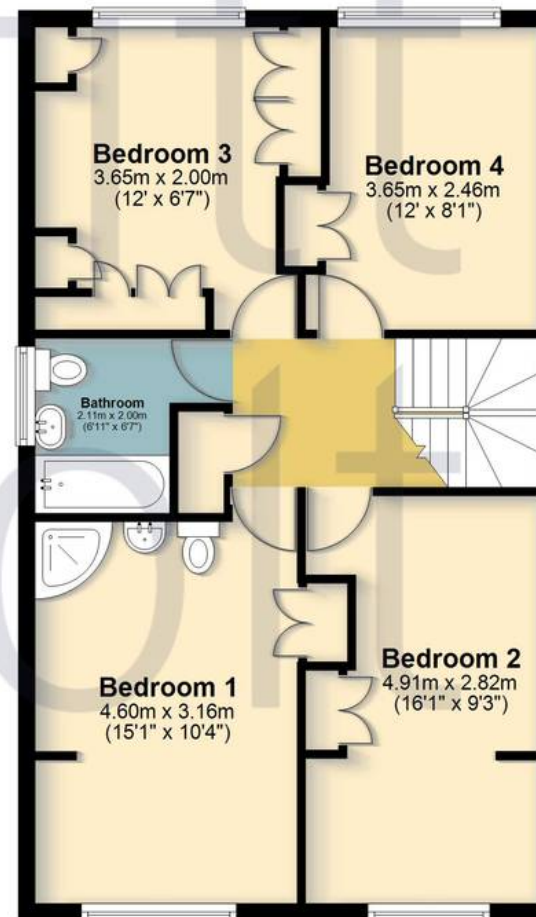
Ground Floor

Approx. 85.2 sq. metres (917.0 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.0 sq. feet)



Total area: approx. 150.9 sq. metres (1624.1 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

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

