



Summerhouse Way, Abbots Langley

£500,000

proffitt
& holt





Summerhouse Way

Abbots Langley

This immaculately presented, semi-detached family home sits in a great position on this quiet road, just a few minutes' walk from Abbots Langley High Street and Schools.

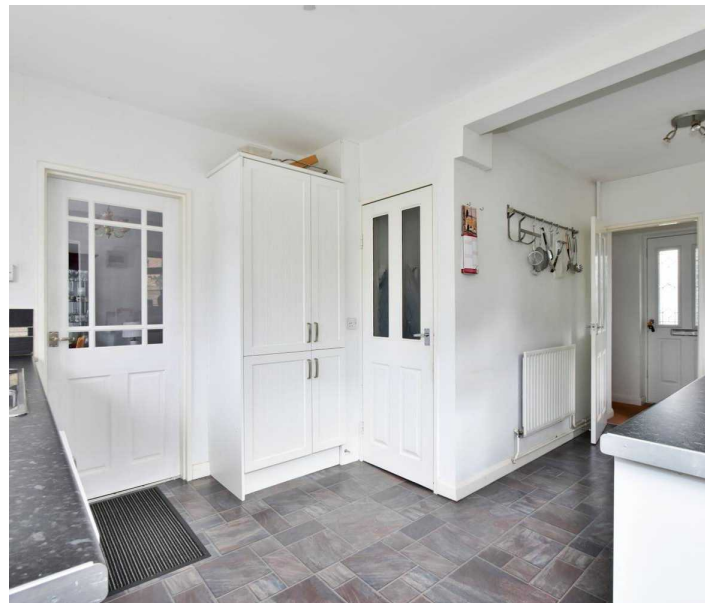
The house boasts a spacious and traditional layout, but offers plenty of potential to extend if more space is desired (STPP).

The ground floor consists of a welcoming entrance hall with doors leading in to the kitchen and living room. The living room is a particularly good size room, with wonderful high ceilings. Being dual aspect, it's a lovely bright space and boasts a door out to the garden. The kitchen has been refitted in a classic white design, with plenty of storage and some integrated appliances.

To the first floor, there are 3 well-appointed bedrooms, all benefitting from built-in wardrobes and a comfortable family bathroom.

Externally, there are spacious and attractive front and rear gardens. The rear is mainly lawned, but also boasts a patio area, landscaped borders and a shed/greenhouse. Whilst there is currently no driveway, there is plenty of space to create one and the kerb has already been dropped.





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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Attractive front and rear gardens
- Potential to extend (STPP)
- Immaculately presented throughout
- Refitted kitchen
- Short walk to High Street and Schools
- Large living/dining room
- Potential to create driveway (kerb already dropped)





General information

Services

Mains electricity, water 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/>







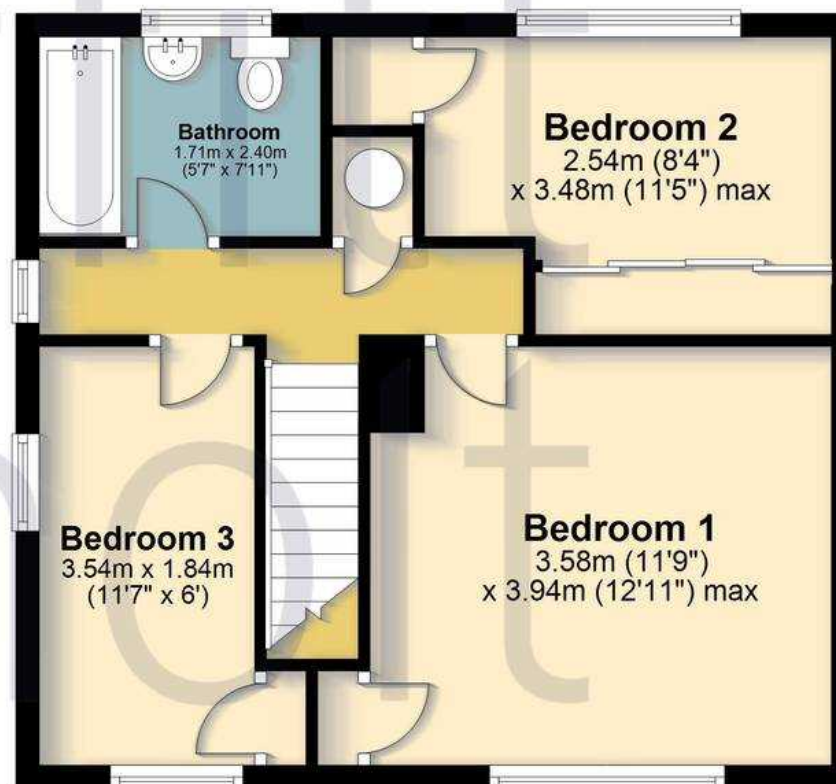
Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 84.3 sq. metres (907.4 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.





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