



The Crescent, Abbots Langley  
£625,000

proffitt  
& holt







## The Crescent

### Abbots Langley

Sold with no upper chain is this traditional 1930's semi-detached home, situated on a popular Crescent just a couple of minutes walk from Abbots Langley High Street and Primary School. It offers comfortable and versatile living space throughout, whilst also benefitting from further potential to extend (STPP).

Entering in to a welcoming entrance hall, the ground floor briefly consists of a formal living room with box bay window which sits semi-open plan to the main living/dining/kitchen space. This lovely area flows directly out to the garden and the kitchen itself is fitted in a traditional shaker design with plenty of worktop space and a breakfast bar. Additionally, there is a ground floor toilet/shower room, utility room, conservatory and a further reception room/bedroom which could be used for all manner of different purposes.

The first floor consists of 2 spacious double bedrooms and a single room, all of which benefit from fitted wardrobes and are serviced by a family bathroom off the landing. There is also a semi-converted loft room.

Externally the house excels, with a beautiful South-Westerly facing rear garden that extends to nearly 150ft. The first section consists of a patio area that leads out from the house and a manicured lawn with attractive borders. From here the garden opens out in to a lovely private section with a charming seating area, designed to make the most of the late Sun and then on to a more functional allotment area. There are 2 spacious wooden sheds included.

To the front, the driveway comfortably offers parking for 2 cars and boasts an EV charging point and store (accessed via a garage door).







## The Crescent

### 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 approximately two miles distance. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upper Chain
- Traditional 1930's Semi-Detached Home
- Stones Throw From Abbots Langley High Street And School
- Driveway For Multiple Vehicles
- Large South-Westerly Facing Garden Measuring In Excess Of 100ft
- Open-Plan Kitchen/Living
- Ground Floor Shower Room And Utility Room
- EV Charging Point







## 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/>





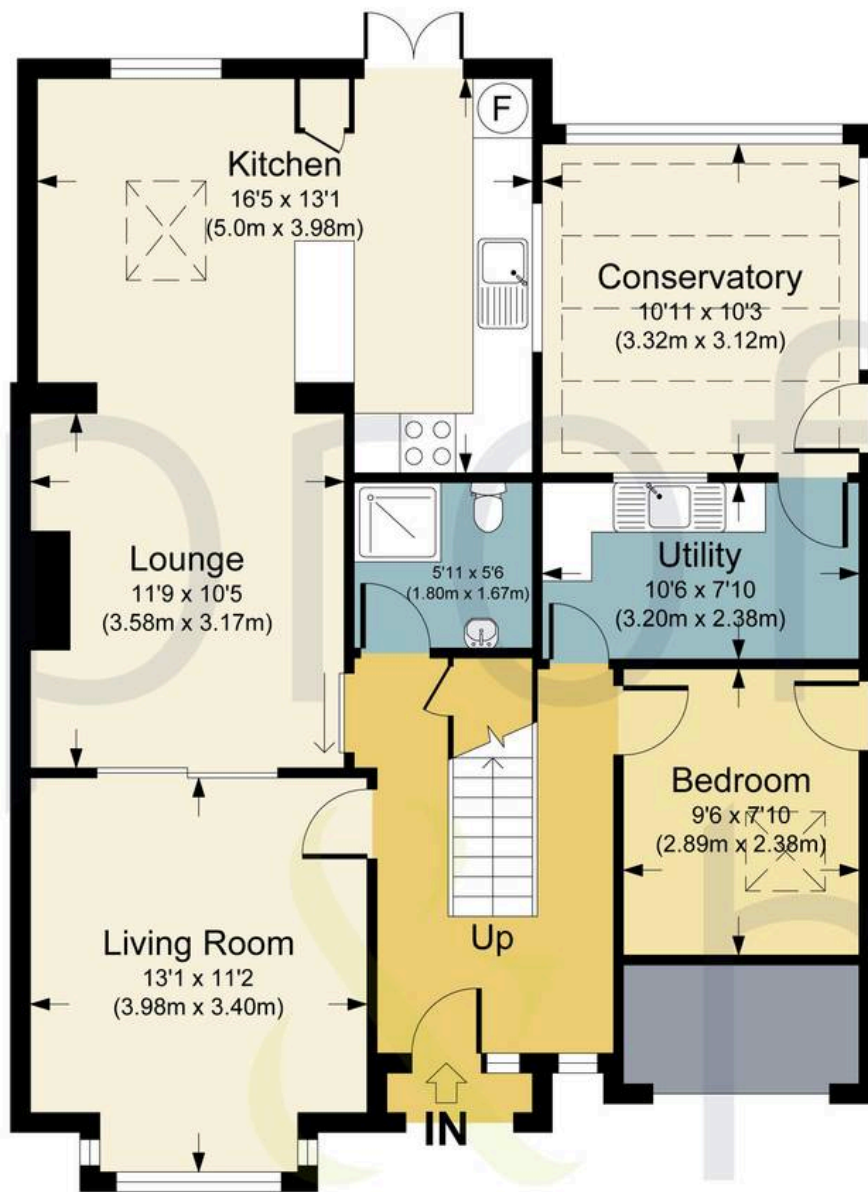




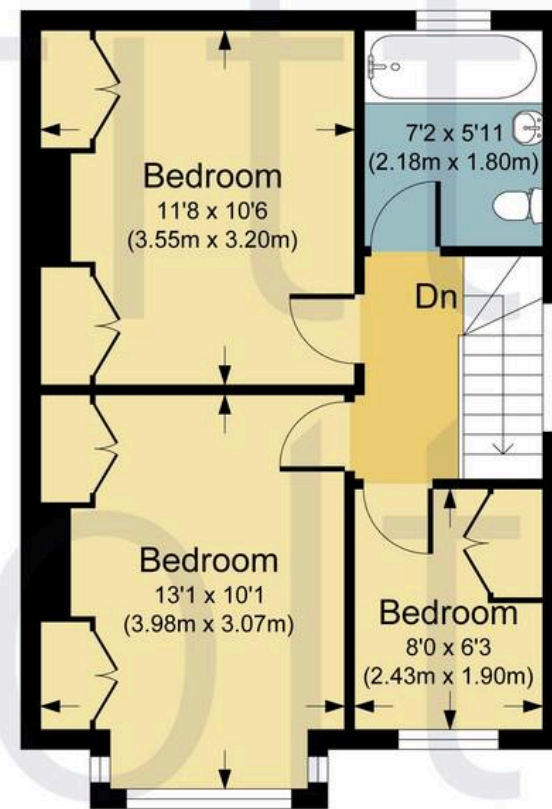




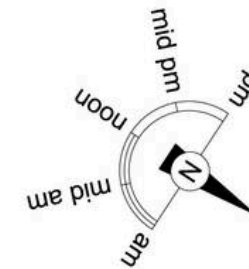




Ground Floor



First Floor



## THE CRESCENT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1312.33 SQ FT / 121.92 SQ M.

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## Proffitt & Holt

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

