



Follett Drive, Abbots Langley

In Excess of £595,000

proffitt
& holt





Follett Drive

Abbots Langley

Presented in lovely order throughout is this rarely available family home which sits on a popular quiet cul-de-sac, within a short walk of local shops, Schools and Leavesden Country Park. Having been maintained and improved by the current owners, this bright and spacious home offers well laid out accommodation with excellent potential to extend (STPP).

Internally the house comprises a welcoming entrance hall which leads in to the formal sitting room with traditional open fireplace. A doorway takes you to the open-plan kitchen/diner which overlooks and flows out to the garden. The kitchen itself boasts plenty of cupboard and worktop space with space for a full range of appliances. Stairs rise to the first floor where there are three well appointed bedrooms and a tastefully refitted bathroom with traditional fittings.

Externally, the fabulous rear garden has been landscaped to offer a comfortable patio area that leads directly out from the house, a lawned area and a more intricate and natural section to the rear which has been fully stocked with mature plants and shrubs. A garage with power sits set back in the garden and has vehicular access via the wider than average side access. This side access leads to the front of the house where there is off street parking for multiple vehicles.





Follett Drive

Abbots Langley

Abbots Langley has a number of local shops catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Popular Cul-De-Sac
- Short Walk To Schools, Shops And Leavesden Country Park
- Neatly Presented Throughout
- Plenty Of Potential To Extend
- Driveway And Garage
- Open-Plan Kitchen/Diner
- 3 Generous Sized Bedrooms
- Tastefully Refitted Bathroom
- Attractive Landscaped Rear Garden





For broadband and mobile speeds see:

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

General Information

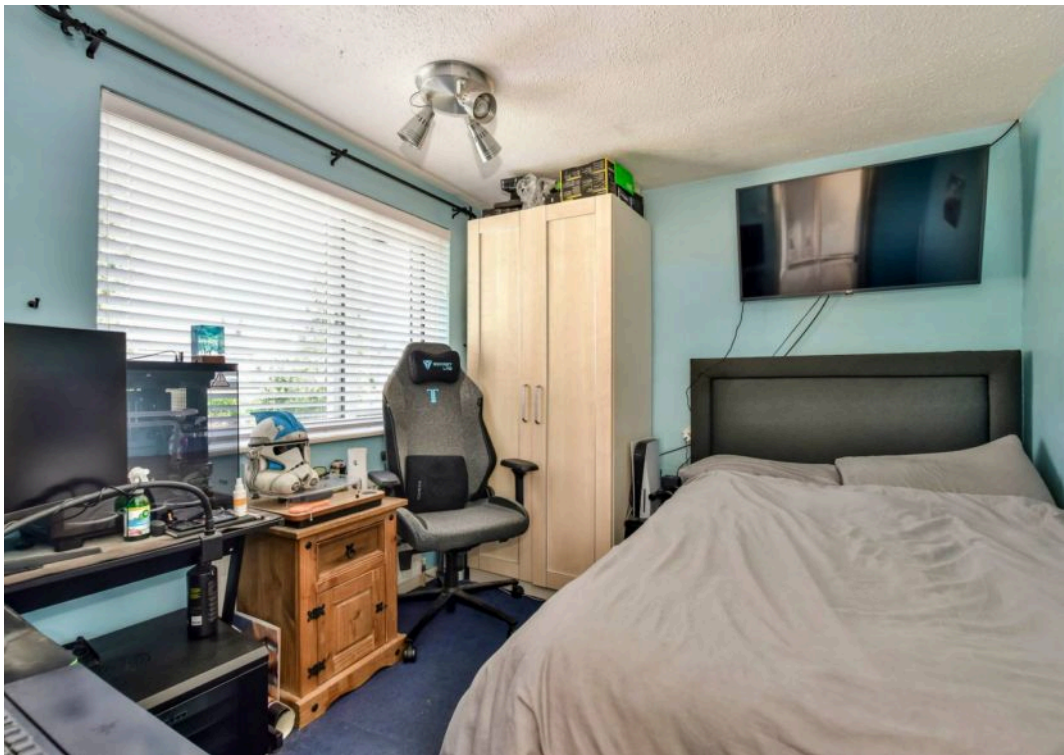
Services

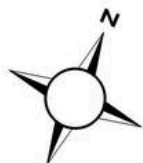
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

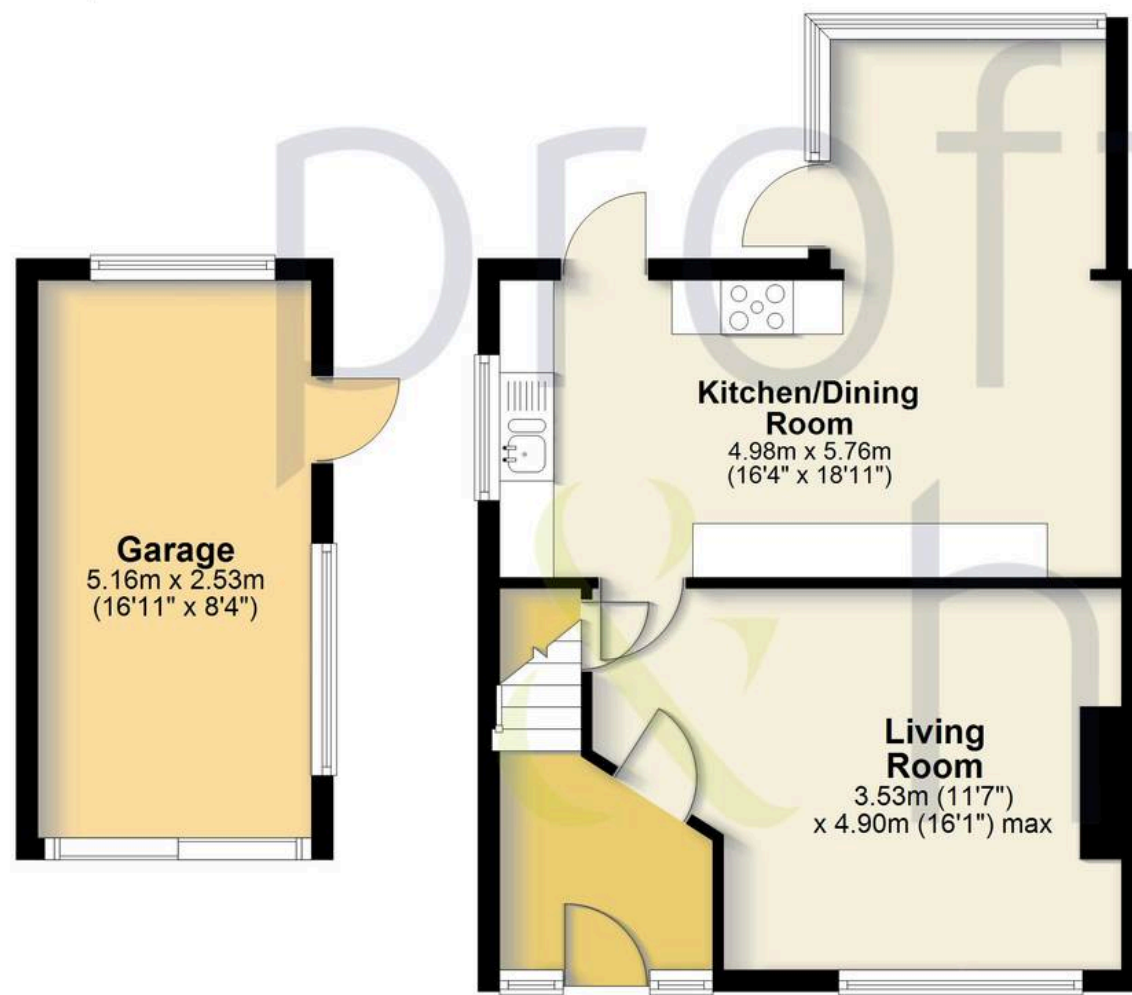






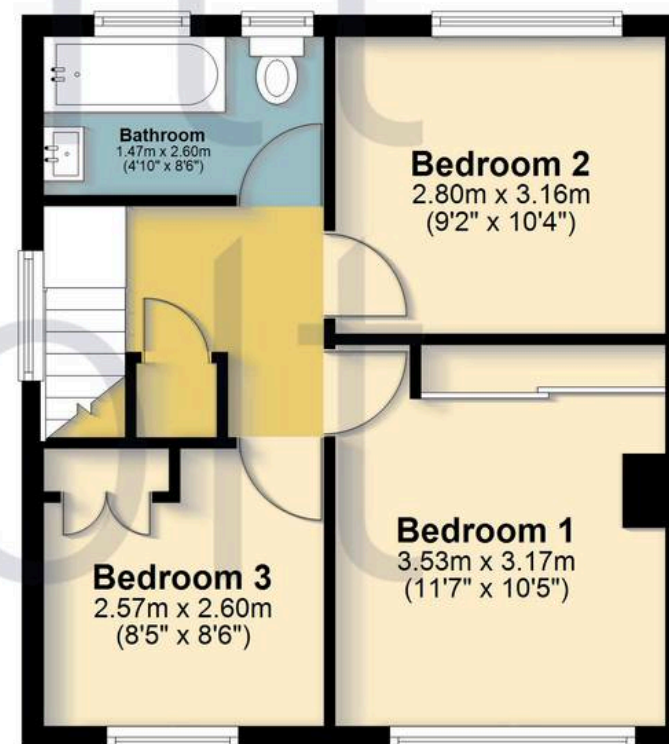
Ground Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 93.3 sq. metres (1004.1 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/

