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**Shackleton Way, Abbots Langley, WD5 0TJ**

**Asking Price £675,000**

Clements are delighted to market this exceptional three bedroom detached house in Abbots Langley on the door step of the famous Warner Brothers Studios. Ideally situated on a corner plot of a quiet cul-de-sac this stunning family home offers: two separate reception rooms, kitchen and cloakroom on the ground floor, three generous sized bedrooms with En-suite shower room to main bedroom and bathroom on the first floor. The property also benefits from garage and driveway parking as well as a beautifully landscaped rear garden.

**CALL TO BOOK YOUR VIEWING.**

## Front Garden



Lawn area and block paved driveway leading to garage, front entrance door into:

### **Porch 4'05 x 2'10 (1.35m x 0.86m)**

Tiled flooring, radiator, door into living room.

### **Living Room 13'11 x 11'11 (4.24m x 3.63m)**



Double glazed bay window to front aspect, two radiators, coving to ceiling, door to:

## Dining Room 9'08 x 8'10 (2.95m x 2.69m)



Double glazed French doors to rear garden, wood laminate flooring, radiator, doorway to:

### **Kitchen 9'10 x 8'10 (3.00m x 2.69m )**



Matching range of wall and base cupboard units with work surfaces over, space for washing machine and dishwasher, electric oven and gas hob with extractor hood, radiator, wood laminate flooring, double glazed window to rear aspect, double glazed door to rear garden.

### **Inner Hall**

Door from living room, door to WC, stairs to first floor.

**Cloakroom 3'01 x 4'05 (0.94m x 1.35m)**



LLWC, radiator, vanity sink unit.

**Landing**

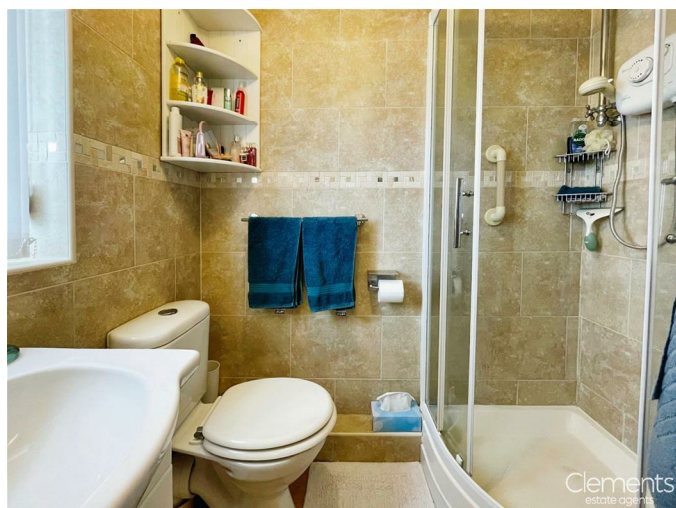
Double glazed window to side aspect, loft access with pull down ladder, airing cupboard, doors to all three bedrooms and family bathroom.

**Bedroom One 9'07 x 9'07 (2.92m x 2.92m)**



Double glazed window to rear aspect, radiator.

**En-Suite Shower Room 6'01 x 4'08 (1.85m x 1.42m)**



Wood flooring, heated towel rail, LLWC, vanity sink unit, shower cubicle, frosted double glazed window to rear aspect.

**Bedroom Two 11'05 x 10'08 (3.48m x 3.25m)**



Double glazed window to front aspect, radiator.

**Bedroom Three 9'02 x 7'05 (2.79m x 2.26m)**

Double glazed window to front aspect, radiator.

## Family Bathroom



Frosted double glazed window to rear aspect, LLWC, heated towel rail, vanity sink unit, part tiled walls, bath with mixer taps and shower attachment, electric shower over, wood laminate flooring.

## Rear Garden



Fully enclosed rear garden, mainly laid to lawn with a variety of beautiful plants, trees and shrub borders, patio area to near side.

## Rear Garden



# Floor Plan



## Ground Floor

Floor area 43.8 m<sup>2</sup> (471 sq.ft.)

## First Floor

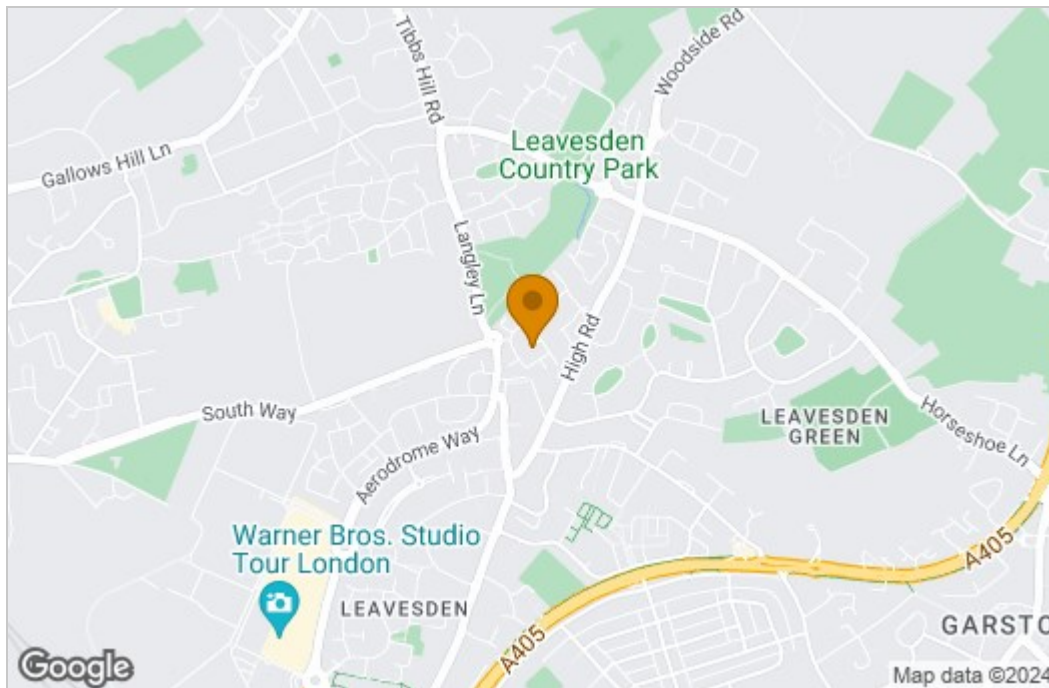
Floor area 42.5 m<sup>2</sup> (458 sq.ft.)

**TOTAL: 86.3 m<sup>2</sup> (929 sq.ft.)**

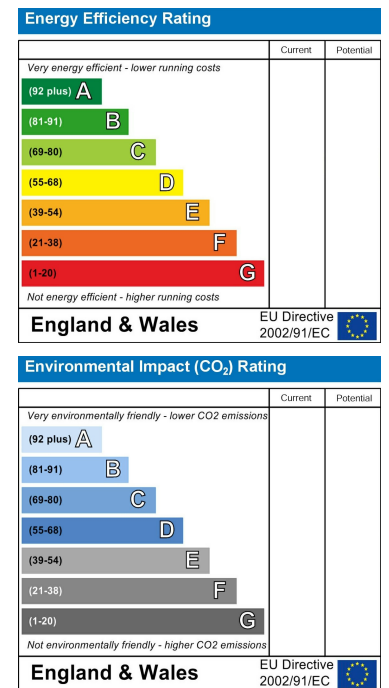
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



# Energy Efficiency Graph



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