



**Kindersley Way, Abbots Langley WD5 0DQ**

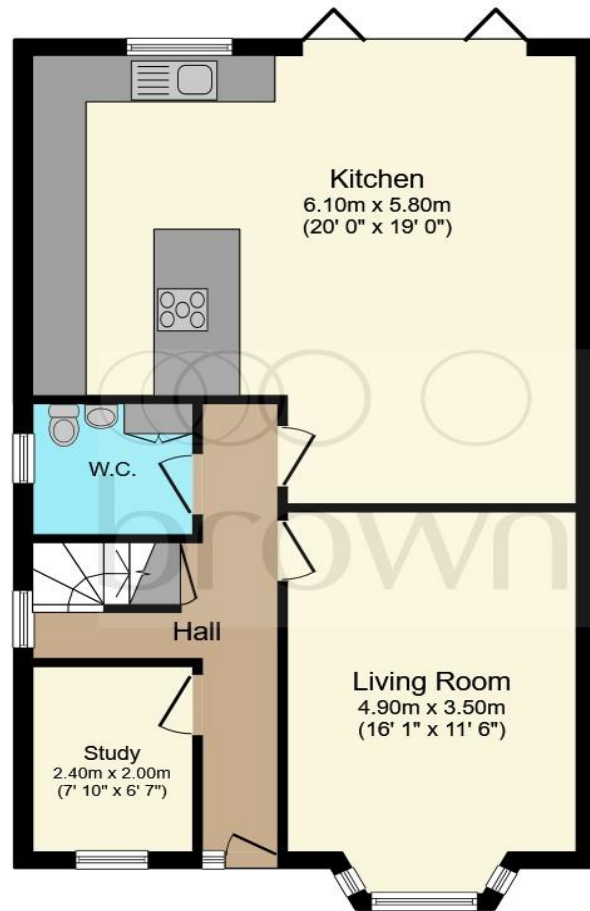
**welcome to**

**Kindersley Way, Abbots Langley**

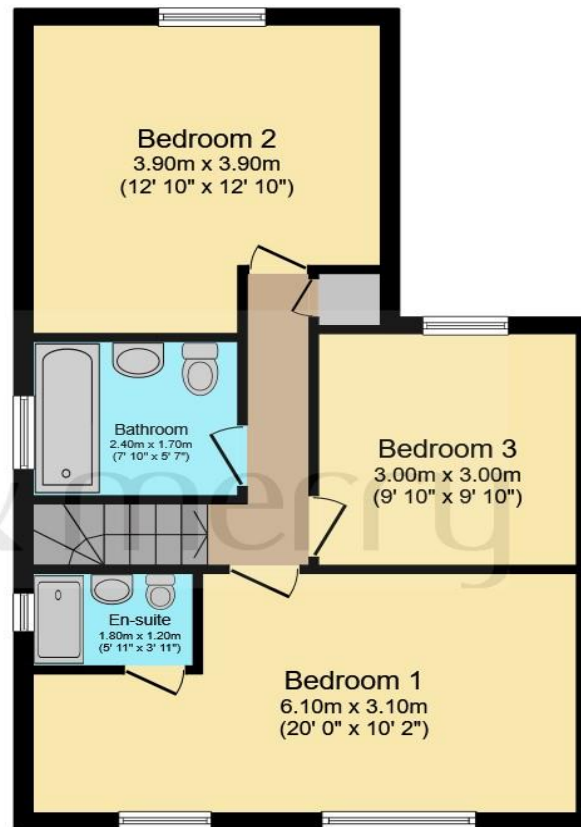
This brand-new 3 bedroom home is perfect for families! Situated in the lovely village of Abbots Langley, this home is in the perfect location. Call us today to ensure you don't miss out on this idyllic property!







**Ground Floor**



**First Floor**

**Entrance**

**Living Room**

16' 1" x 11' 6" ( 4.90m x 3.51m )

**Study**

7' 10" x 6' 7" ( 2.39m x 2.01m )

**W.C.**

**Kitchen**

20' x 19' ( 6.10m x 5.79m )

**Bedroom 1**

20' x 10' 2" ( 6.10m x 3.10m )

**En-Suite**

5' 11" x 3' 11" ( 1.80m x 1.19m )

**Bedroom 2**

12' 10" x 12' 10" ( 3.91m x 3.91m )

**Bedroom 3**

9' 10" x 9' 10" ( 3.00m x 3.00m )

**Bathroom**

7' 10" x 6' 7" ( 2.39m x 2.01m )

**Garden**

**Total floor area 117.1 m<sup>2</sup> (1,260 sq.ft.) approx**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

welcome to

## Kindersley Way, Abbots Langley

- New Build
- Off-Street parking for 2 vehicles
- Close To Local Shops And Schools
- Chain- Free
- Detached Family Home

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£800,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [brownmerry.co.uk](https://www.brownmerry.co.uk)



Property Ref:  
WAF103834 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01923 248861**



[watford@brownmerry.co.uk](mailto:watford@brownmerry.co.uk)



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**[brownmerry.co.uk](https://www.brownmerry.co.uk)**