



**Magnolia Cottage, East Lane, Bedmond, Abbots Langley, WD5  
0QG**



**welcome to**

## **Magnolia Cottage East Lane, Bedmond Abbots Langley**

This rare gem is a magnificently presented four-bedroom detached cottage on East Lane, effortlessly blending period charm with refined modern luxury, set within captivating grounds and offering exceptional proximity to local amenities and transport links. Don't miss out- Call Us Today!





**Ground Floor**



**First Floor**

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)

## Entrance Hall

## Lounge

24' 9" x 10' 10" ( 7.54m x 3.30m )

## Kitchen/Diner

25' 2" x 13' 9" ( 7.67m x 4.19m )

## Shower Room

7' 4" x 5' 4" ( 2.24m x 1.63m )

## Utility Room

8' x 5' 6" ( 2.44m x 1.68m )

## Bedroom 1

14' 3" x 14' ( 4.34m x 4.27m )

## Bedroom 2

10' 11" x 10' 4" ( 3.33m x 3.15m )

## Bedroom 3

10' 11" x 8' 10" ( 3.33m x 2.69m )

## Bedroom 4

10' 11" x 10' 3" ( 3.33m x 3.12m )

## Bathroom

8' 4" x 4' ( 2.54m x 1.22m )

## Shower Room

7' 1" x 3' 2" ( 2.16m x 0.97m )

## Garden

## Total Floor Area

1500 sq. ft, 1590 sq. ft (with the Outbuilding) approximately

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## Magnolia Cottage East Lane, Bedmond Abbots Langley

- 4-Bedroom Detached Cottage
- Driveway For 4/5 Cars
- Stunning Corner Plot
- Village Location
- Dressing Room To Master Bedroom

Tenure: Freehold EPC Rating: D

Guide price

**£800,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAF104456 - 0012

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