



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS



FLAT 5, SABINE HOUSE SHIRLEY ROAD, ABBOTS LANGLEY, WD5 0NF

GUIDE PRICE £310,000







Flat 5, Sabine House Shirley Road, Abbots Langley, WD5 0NF

**\*\*SHARE OF FREEHOLD\*\*** Welcome to Sabine House located on Shirley Road in the village of Abbots Langley. This delightful flat boasts a cosy reception room, two comfortable bedrooms, and a bathroom, offering a perfect space for first-time buyers or those looking to downsize.

With 719 sq ft of living space, this property provides a comfortable and manageable layout. The convenience of a large car park providing off-street parking for multiple vehicles ensures that you will never have to worry about finding a parking spot after a long day.

One of the highlights of this property is its communal gardens, providing outdoor space where you can relax and unwind. In addition this property has it's own section of the garden allowing you to make it your own.

Situated in a convenient location, this flat offers easy access to local amenities, shops, and transport links, making daily errands a breeze. The vibrant community of Abbots Langley welcomes you to become a part of its friendly neighbourhood.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and discover the potential this property holds for you.







- Popular & Sought After Location
  - Share Of Freehold
- Ideal For First Time Buyers
  - Ground Floor Flat
  - Two Bedrooms
  - Reception Room
  - Off Street Parking
- Communal Gardens
- Council Tax Band C



# Sabine House WD5

Approximate Gross Internal Floor Area = 71.7 sq m / 772 sq ft

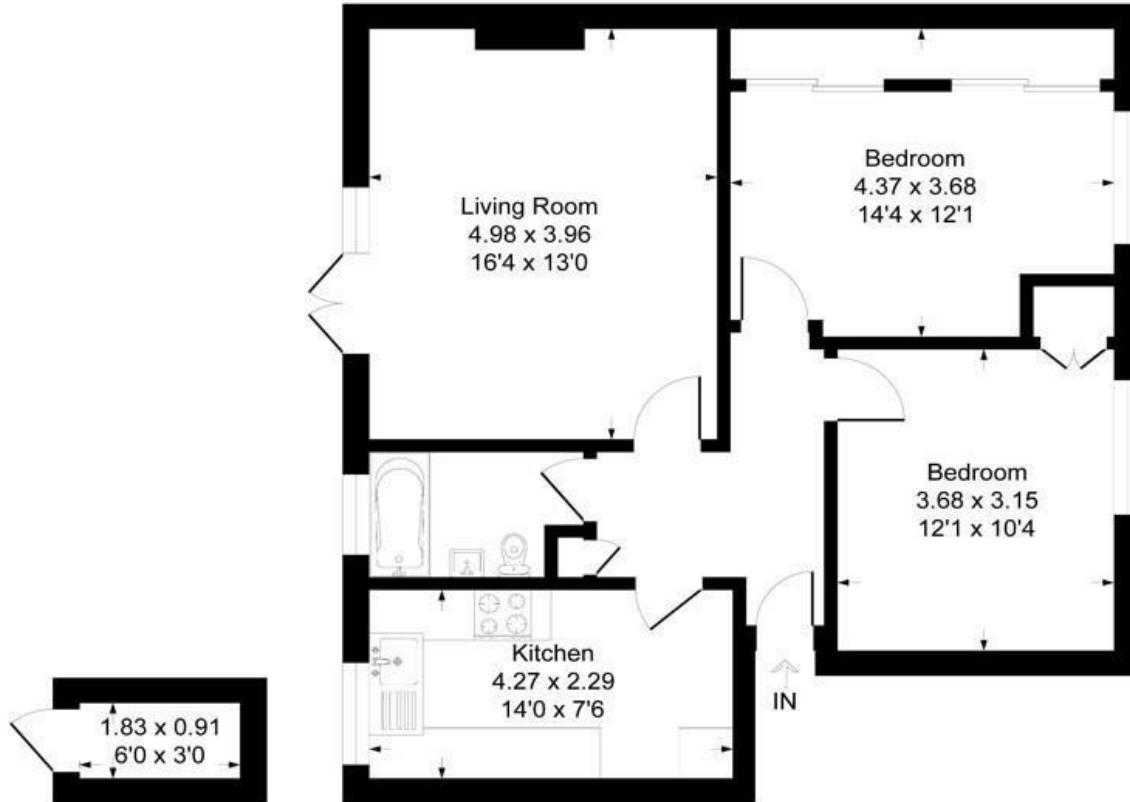



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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