

David Doyle

 **MAYFAIR**
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**44 Rucklers Lane
Kings Langley
WD4 8AU**

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Guide Price £925,000 Freehold



David Doyle are delighted to offer to the sales market this beautiful character three/four bedroom family home with driveway situated in this popular Kings Langley side road close to excellent amenities, highly regarded schooling and travel links. The property has been well maintained by the current owner and offers beautifully decorated flexible living space. The internal accommodation comprises a hallway with doors to a well appointed lounge with a large picture window to the front aspect and patio doors opening to the rear garden, a separate dining room with a feature fireplace, stairs to the first floor and a fantastic fitted kitchen with an extensive range of wall and base units, granite work surfaces, space for a range cooker, integrated appliances and a distinct dining area with patio doors to the rear garden. Leading from the kitchen is a useful utility area with space and plumbing for white goods and doors to a very useful shower room and a large family room which could be used as a bedroom if required, also with patio doors and dual aspect views of the rear garden. To the first

floor is a fantastically spacious landing with a storage cupboard and doors to three excellent bedrooms, the Master with built in wardrobes, dual aspect views and a useful vanity unit with a sink and mirror, bedroom two also with fitted wardrobes and finishing the first floor accommodation is a beautiful four piece family bathroom with a free standing shower unit and roll top bath. Externally, the property sits on a large plot with a very generous garden arranged with a large patio seating area otherwise laid to lawn with fenced boundaries and side access to the the front of the property offering a driveway providing excellent off street parking facilities. Offered in excellent order throughout and with scope to further extend the property subject to the necessary planning consents, an internal viewing is much advised to appreciate this beautiful family home.

Kings Langley has a bustling Village Centre with shopping facilities and amenities which include the highly regarded Schools and the Village Centre. For the commuter

the M1/M25 access points and nearby Kings Langley and Hemel Hempstead Railway Station are close at hand.

3/4 Bedroom Family Home

Driveway Parking

Popular Kings Langley Situation

Generous And Flexible Living Space

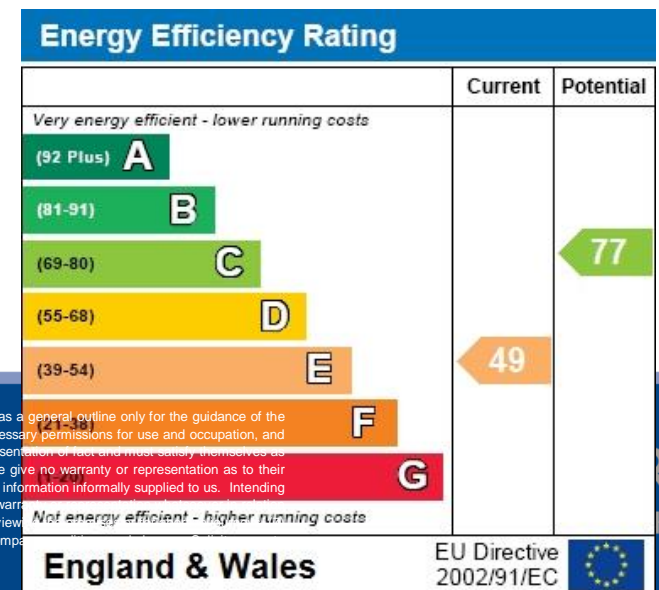
Situated On A Large Plot

Two Bathrooms

Dual Aspect Views To Master

Must Be Viewed

Call Now



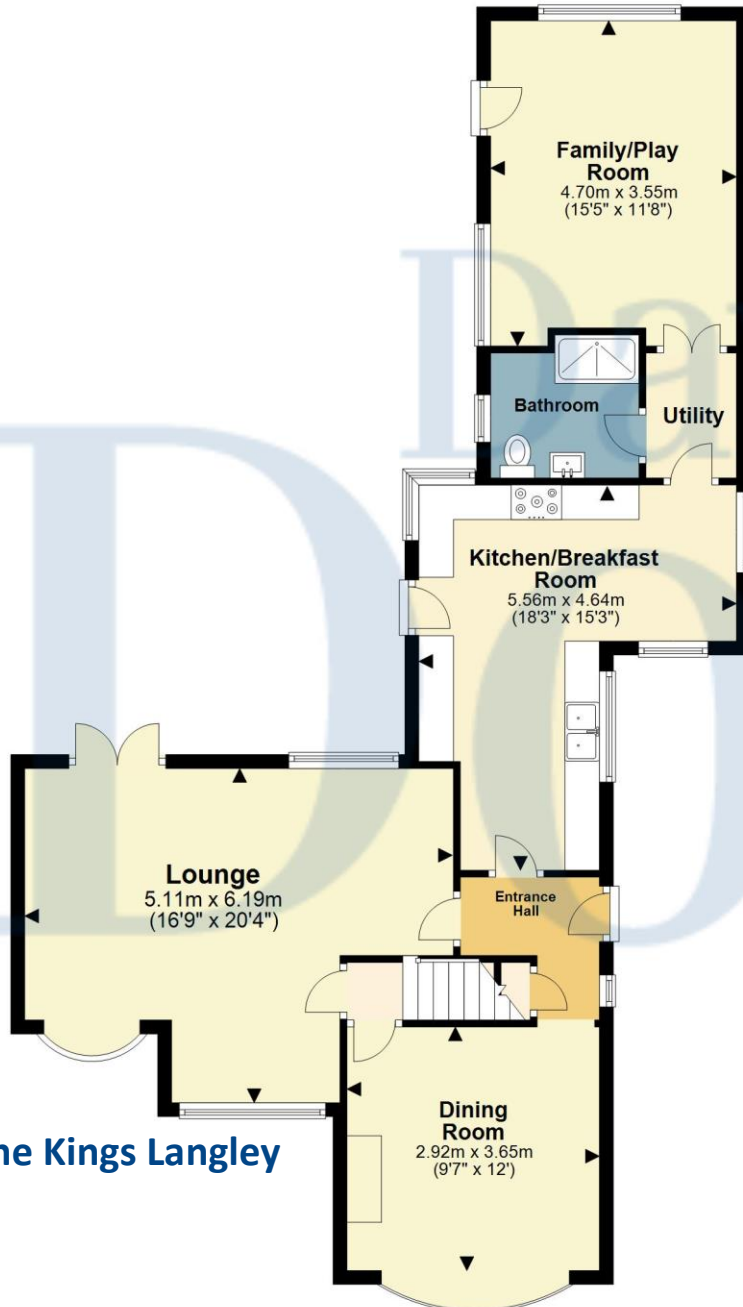
David Doyle

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Call **01442 248671** to arrange a viewing or register an interest

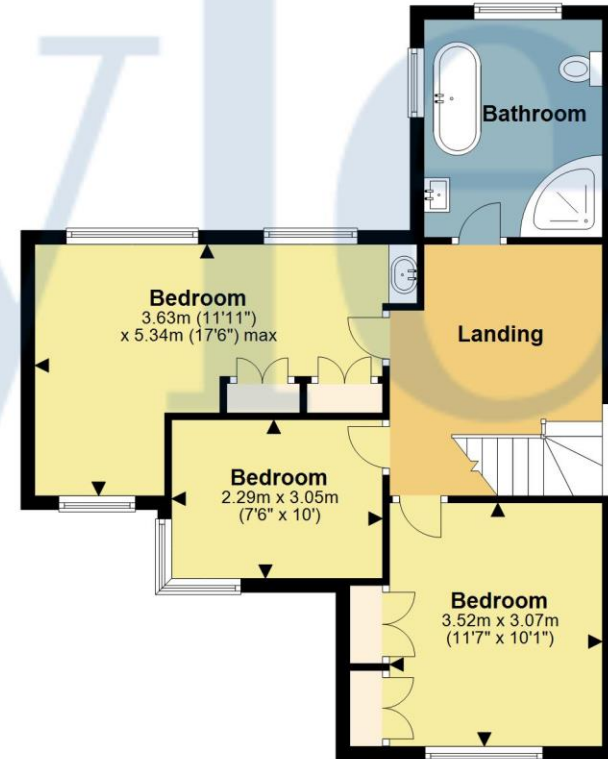
Ground Floor

Approx. 85.6 sq. metres (921.3 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



**44 Rucklers Lane Kings Langley
WD4 8AU**

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