

**2 Coniston Road, Kings
Langley, Hertfordshire, WD4
8BU**

David
Doyle
Sales and Lettings

Offers Over £650,000 Freehold



Located in this sought after road in the popular area of Kings Langley is this stunning 3 bedroom detached family home that is conveniently located for Kings Langley high street, local shops, schools, amenities and Kings Langley station with links to London Euston.

The ground floor is beautifully presented and comprises a bay fronted living room with a feature fireplace, a separate dining room with a pair of French doors that open on to the conservatory, a fitted kitchen, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The entrance hall, living room and dining room are laid with herring bone wooden flooring.

The first floor continues to impress with 3 good sized bedroom and a luxuriously refitted family bathroom, fitted in white and featuring a walk in shower and a stunning free standing bath.

To the front of the property is a brick block driveway that offers excellent off road parking facilities and gated side access to the rear garden. The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to lawn and herbaceous borders.

Viewing is highly recommended.

Sought after Kings Langley location

Stunning 3 bedroom detached family home

Living room with a bay window and feature fireplace

Dining room

Conservatory

Fitted kitchen

Guest cloak room

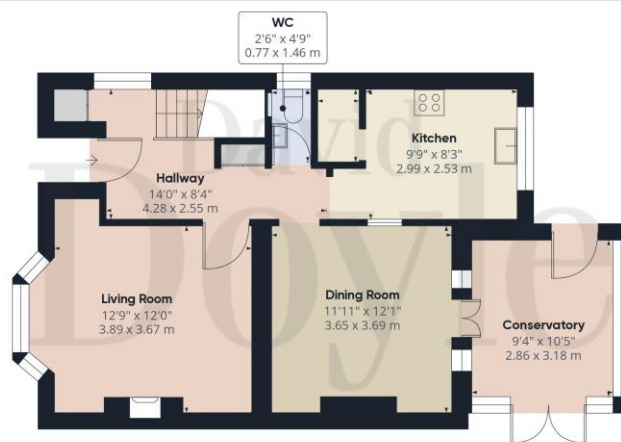
Luxuriously fitted family bathroom

Driveway

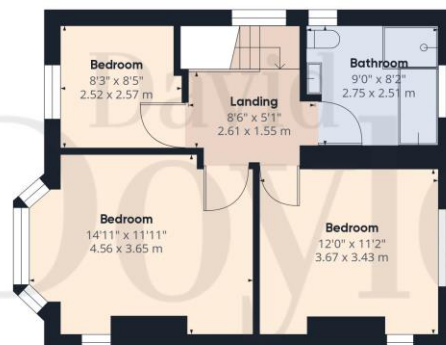
Pleasantly private rear garden

Council Tax Band F

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area[†]
1118.48 ft²
103.91 m²

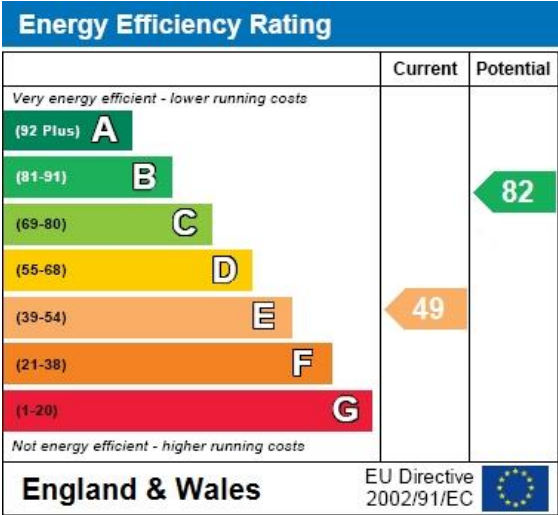
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

2 Coniston Road, Kings Langley, Hertfordshire, WD4 8BU

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1935 ish

Council Tax Band tbc

This year council tax charge tbc

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre being added in October

Do you have a telephone connection? None

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking 0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property in a flood risk area?	Yes
If yes please provide details.	I have put yes as I do not know. Zero flooding issues or anything flagged that I can remember when purchasing. But to cover myself I have put yes.
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	Yes
If yes please give details and links to planning portal.	Whatever final elements are being done next door for the three bed.
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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