

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

David
Doyle
Sales and Lettings

Offers Over £825,000 Freehold



This superbly presented 4 bedroom, 4 bathroom semi detached family home offers spacious and contemporary accommodation and is located in this highly sought after road in Kings Langley. The property is conveniently located for local shops, schools, amenities and Kings Langley main line station that offers access to London Euston.

The ground floor is arranged with an impressive living room with a skylight and bi fold doors that offer seamless access to the rear gardens patio seating area, a dual aspect kitchen dining room again with bi fold doors to the rear garden. The ground floor also benefits from a useful utility room, a guest cloak room, a stunning and welcoming entrance hall with stairs leading to the first floor. The ground floor also features Oak flooring with the benefit of under floor heating.

The first floor continues to impress with 3 bedrooms all with ensuite bathrooms and again laid with Oak flooring. On the second floor you will find another bedroom with an ensuite bathroom. All bathrooms have been fitted to a high standard and comprise of two ensuite shower rooms and two ensuite bathrooms.

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

The vendor has informed us that the property benefits from a 4 years remaining on a Build Zone warranty and the vendor has also just applied for planning for a single storey extension to the rear of the dining room and to the side of the living room.

With NO UPPER CHAIN viewing is highly recommended.

Stunning 4 bedroom, 4 bathroom semi detached family home

Offering spacious and contemporary accommodation that is conveniently located for local amenities

Impressive living room with bi fold doors

Open plan kitchen dining room again with bi fold doors

Utility room. Guest cloak room

3 Bedrooms to the first floor all with ensuite shower or bathrooms

Bedroom to the second floor with an ensuite bathroom

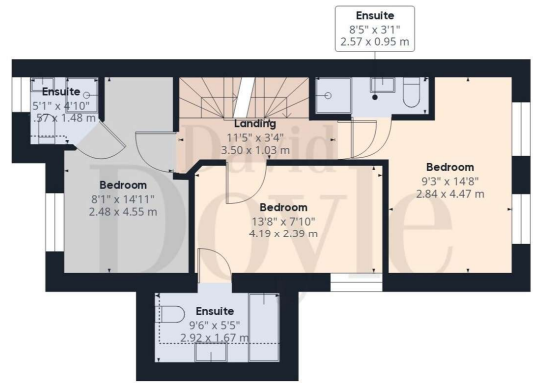
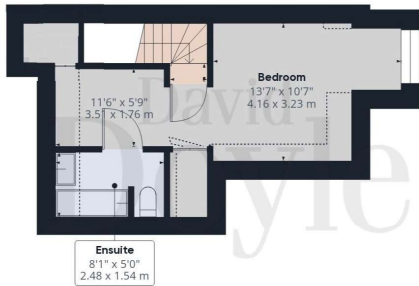
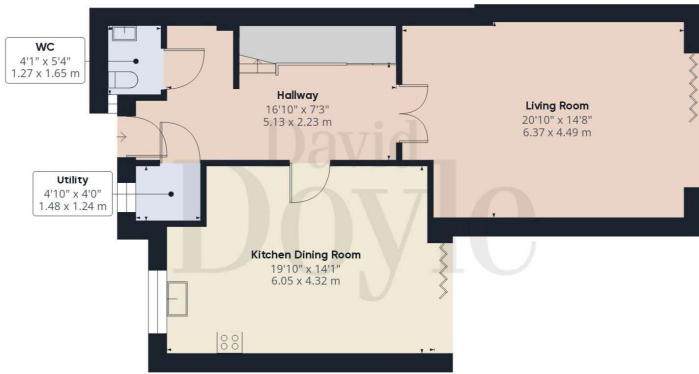
Driveway offering excellent off road parking

Pleasantly private rear garden

NO UPPER CHAIN

Council Tax Band F

Tenure -Freehold

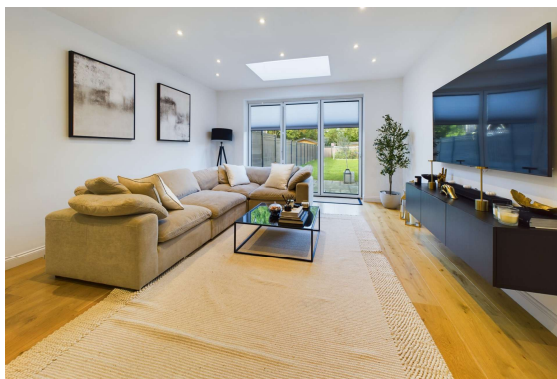
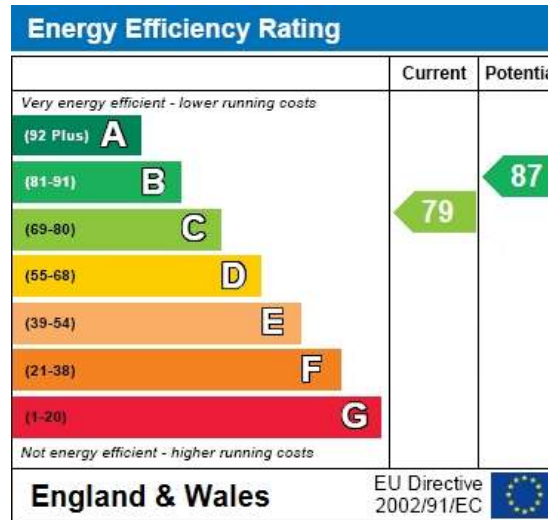


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

40 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?	2018
Council Tax Band	I don't know
This year council tax charge	I don't know
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	Cable
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	None
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? No

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? No

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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