

26 Hazelbury Avenue,
Abbots Langley
Hertfordshire, WD5 0DF

David
Doyle
Sales and Lettings

Guide Price £850,000 Freehold



This extended and well presented 4 bedroom semi detached family home offers spacious and flexible accommodation while being located in this sought after road that offers convenient access to local shops, schools, amenities and Motorway networks and Kings Langley main line station with links to London Euston.

The ground floor features a stunning open plan lounge kitchen dining room with an impressive vaulted ceiling and a pair of double glazed French doors that offer access to the rear gardens patio seating area, a separate sitting room with a feature cast iron fireplace, a study, utility room, a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The open plan living space is an outstanding feature of this property, the kitchen is fitted with a range of matching wall and floor mounted units with colour coordinated bamboo work surfaces and a matching and movable Island units that offers a breakfast bar area for informal dining. The open plan kitchen area also enjoys views over the rear garden, access out via a pair of double glazed french doors, the recessed ceiling lights have the option of mood settings and this area also benefits from ceiling speakers.

The first floor continues to impress with the Master Bedroom benefiting from an ensuite shower room and a range of mirror fronted wardrobes to one wall, 3 further bedrooms and a 4 piece family bathroom. Both the ensuite shower room and family bathroom have been fitted to a high standard and benefit from an enclosed and tiled shower cubical fitted with Aqualisa digital showers.

The boarded loft space is accessed from the landing via a pull down ladder, it has power and lighting along with an area the vendors use as an office space although no building regulations are in place.

To the front of the property is a generous tumble brick block driveway that offers excellent off road parking facilities and secure gated side access to the rear garden.

The southerly facing rear garden is pleasantly private and approx 90 ft in length. Landscaped with two patio seating areas, an area laid to lawn, fenced boundaries and a useful brick built work shop / store with power and lighting.

Early viewing is highly recommended.

Abbots Langley is a charming and sought after village in Hertfordshire, known for its rich history and picturesque surroundings. Located just a short drive from Watford and close to the M25 and Kings Langley main line station with links to London Euston. The village boasts a range of local amenities, including independent shops, cafes, and traditional pubs, as well as reputable schools and ample green spaces. Abbots Langley is a perfect choice for families and professionals alike.

Located in this sought after road in the popular area of Abbots Langley

Convenient for local amenities, Motorway networks and Kings Langley main line station

Open plan lounge kitchen dining room with a vaulted ceiling and direct access to the rear garden

Sitting room with a feature fireplace

Office. Utility room

Downstairs guest cloak room

Master bedroom with an ensuite shower room

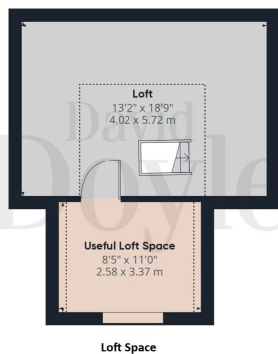
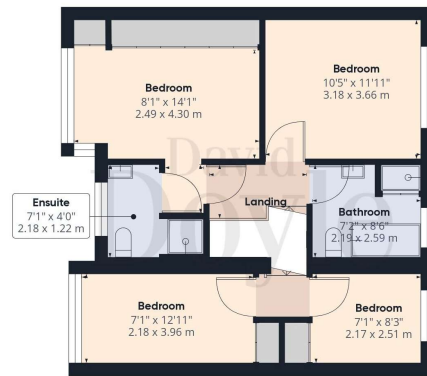
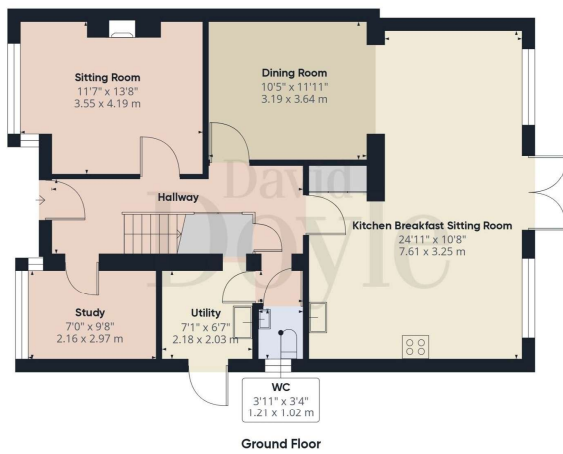
First floor family bathroom

Driveway. Southerly facing rear garden

Call NOW to arrange a viewing

Council Tax Band D

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



Approximate total area[®]

1927.27 ft²
179.05 m²

Reduced headroom

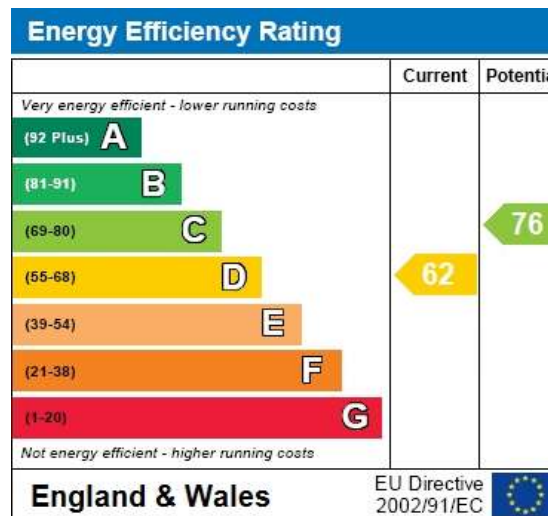
178.98 ft²
16.63 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Scan here for more details





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

26 Hazelbury Avenue, Abbots Langley, Hertfordshire, WD5 0DF

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
Council Tax Band	D
This year council tax charge	2226.07
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 to the property FTTP
Do you have a telephone connection?	Landline
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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.