



Rayleigh House, Shirley Road, WD5 0NE  
Guide Price: £160,000 Freehold

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# About the property

Ideal opportunity for first time buyers and investors.

A studio apartment located in Abbots Langley and in good order throughout. Located on the first floor this studio apartment would make an ideal first buy or an additional property for someone looking for a rental investment.

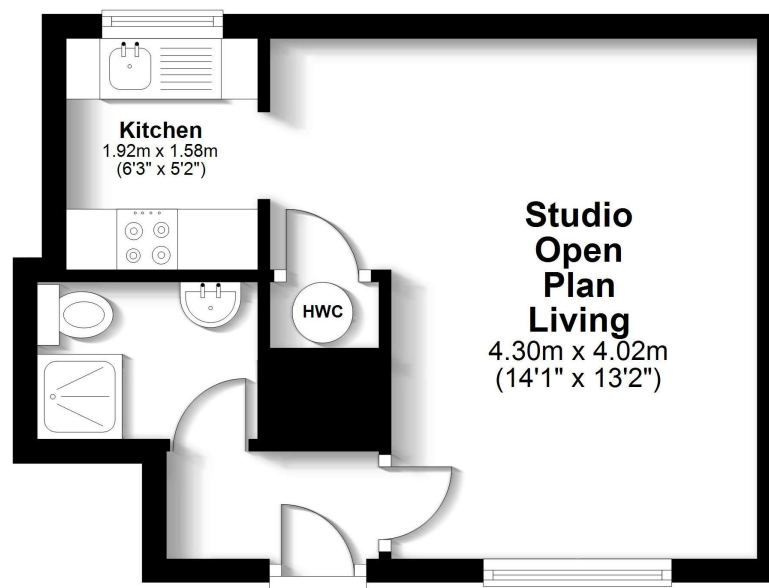
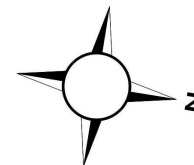
The property has an open plan living/sleeping area with a separate shower room and fitted kitchen. There is also a built in storage cupboard. The property is offered with no upper chain and is ready to move in to. Call now to book a viewing.



- Good condition throughout
- No upper chain
- Fitted kitchen
- Light and airy living space
- Near to high street
- Close to station

## First Floor

Approx. 24.0 sq. metres (258.3 sq. feet)



Total area: approx. 24.0 sq. metres (258.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other  
features are approximate only. Total areas inc garages &  
outbuildings.

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Plan produced using PlanUp.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



## Area Information

Abbots Langley is a busy village located within a short drive of Hemel Hempstead, St Albans and Watford; Abbots Langley offers the best of both worlds.

The village is closely linked to Watford and was once part of the Watford Rural District. It has been included in the Three Rivers District since 1974.

Abbots Langley is also close to transport links with Kings Langley station nearby and the M25 being only a short drive.

There are plenty of wonderful countryside treks you can take around the area. One of Abbots Langley's main attraction is Leavesden Country Park which covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife area, tennis courts, a children's play area and an outdoor gym for adults. Also for Harry Potter fans it is only just a stone's throw away from Warner Bros Studios!

**Local Authority:** Three Rivers Council

**Council Tax:** A

**Approximate floor area:** 258sqft

**Tenure:** Leasehold

**Nearest Station:** Kings Langley, 1.8 miles

**Distance to Town Centre:** 2.2 miles to Kings Langley

**Nearest Motorway:** 3.9 miles to M25 Junction 21



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we take a referral fee of up to £300 plus one of our directors does have a vested interest in the business. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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