



139 Toms Lane, Kings Langley, WD4 8NX  
Guide price: £750,000 Freehold

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# About the property

This property is offered to the market with the benefit of no upper chain and has been the subject of a full refurbishment and extension around 3 years ago.

The property now briefly comprises two double bedrooms, modern family bathroom and a large open plan kitchen/living/dining room to the rear of the property. Finished to a high standard including polished concrete floors throughout with underfloor heating, this property really needs to be seen to be truly appreciated.

Further benefits include a well kept garden with large patio area leading to lawn and parking to the front for two/three cars. Call now to book a viewing.



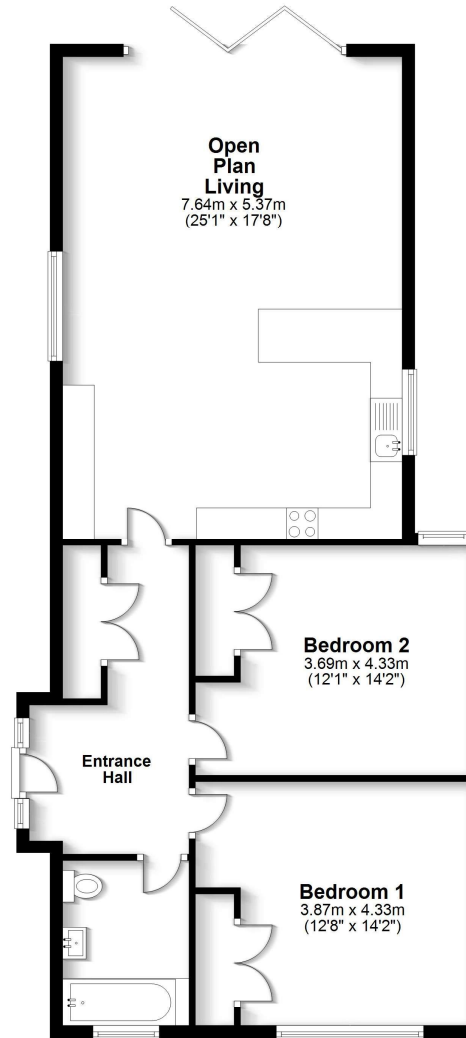
- Two double bedrooms
- Driveway parking

- Detached bungalow
- No upper chain

- Well kept garden
- Extended



**Ground Floor**  
Approx. 91.8 sq. metres (988.2 sq. feet)



Total area: approx. 91.8 sq. metres (988.2 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

To view this property, contact us on-

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## Area Information

Kings Langley is the popular and historic village in Hertfordshire sitting 21 miles northwest of Central London and now being part of the London commuter belt. It is around 2 miles south of Hemel Hempstead and 2 miles north of Watford, and having great access to M25. The village boasts many shops, restaurants and activities including football, cricket and Bowls.

Kings Langley train station gives you great access into London Euston taking around 20 minutes on the fast train. The village is up and coming but still gives the traditional village feel.

Watford town centre is about 15 minutes away offering many shops and restaurants including the Atria shopping centre with a cinema and a vast amount of restaurants

**Local Authority:** Three Rivers Council

**Council Tax:** D

**Approximate floor area:** 988.2 sq ft

**Tenure:** Freehold

**Nearest Station:** Kings Langley Station, 1.4 miles

**Distance to Town Centre:** 1.7 miles to Kings Langley

**Nearest Motorway:** 1.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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