



Kindersley Way, Abbots Langley, Hertfordshire, WD5 0DG

Guide price: £675,000 Freehold

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# About the property

A three double bedroom semi-detached home with garage and large garden situated on Kindersley Way, Abbots Langley,

The accommodation comprises versatile entrance hallway, currently used as a study, kitchen diner, through lounge and dining room overlooking the spacious garden. To the first floor are 3 double bedrooms with built in wardrobes to the principle room, family bathroom and airing cupboard.

The property benefits from plenty of driveway parking along with a garage and to the rear is a well maintained rear garden with fantastic patio area leading on to the lawn and garden shed.

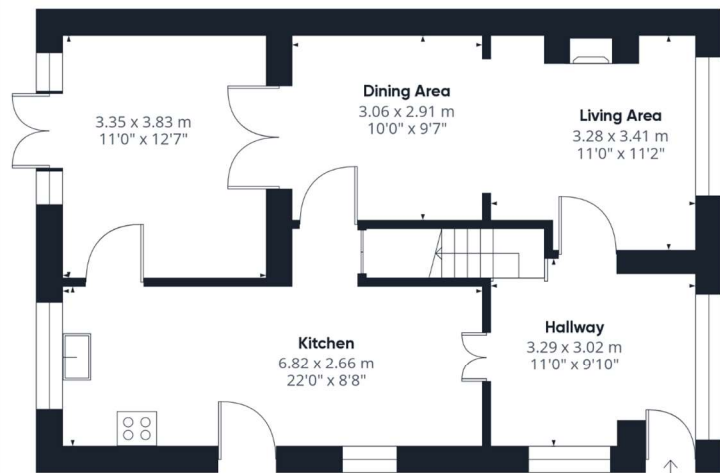
The property is close by to local amenities and excellent local schooling..



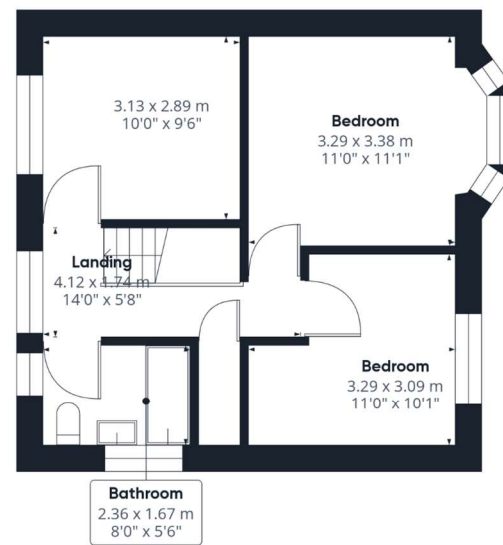
- Three double bedrooms
- Driveway

- Close to excellent schools
- Rear garden

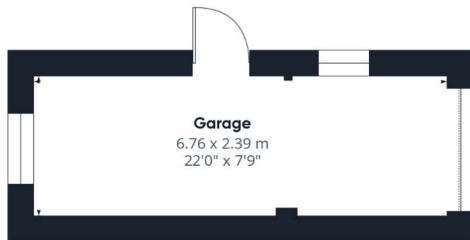
- Close to local amenities
- Semi-detached home



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

121.57 m<sup>2</sup>  
1308.57 ft<sup>2</sup>

(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.

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To view this property, contact us on-

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## 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 best worlds.

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

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

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

**Local Authority:** Three Rivers District Council

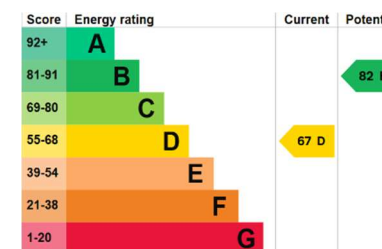
**Council Tax:** Band E

**Approximate Floor Area:** 1,308.57 sqft

**Nearest Station:** 0.6 miles to Kings Langley

**Distance to Town Centre:** 1.5 miles to Kings Langley

**Nearest Motorway:** 1.3 miles to M25



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. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

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