

Brand New At, 2a Coniston  
Road, Kings Langley,  
Hertfordshire, WD4 8BU

David  
**Doyle**  
Sales and Lettings

Guide Price £825,000 Freehold



BRAND NEW 4 bedroom detached family home in this sought after road in the popular area of Kings Langley. Impressive open plan lounge kitchen dining room. Separate sitting room. Utility room and guest cloak room. The ground floor benefits from underfloor heating, wooden flooring and a made to measure fitted kitchen with an impressive Island unit and bi fold doors that open on to the rear garden. The first floor features 3 of the 4 bedrooms with an ensuite to the master bedroom and further family bathroom. On the second floor you will find the 4th bedroom and a shower room. All upper floors will be carpeted and benefit from radiators to each room. Driveway offering excellent off road parking facilities and a useful electric charging point. The pleasantly private landscaped rear garden with feature herbaceous borders and gated side access. Finished to a high standard throughout and benefiting from Aluminium double glazed windows and bi fold doors and a Air Source Heat Pump with a wi-fi operational heating system. New build warranty. Conveniently located for Kings Langley high street and sought after schooling. The projected completion date is late October 2024. Call NOW for more details.

Kings Langley has a bustling Village Centre with shopping facilities and amenities which include the highly regarded Schools and the Village Centre. For the commuter the M1/M25 access points and nearby Kings Langley and Hemel Hempstead Railway Station are close at hand.

BRAND NEW 4 bedroom detached family home in the sought after area of Kings Langley

Impressive open plan lounge kitchen dining room with bi fold doors

Made to measure fitted kitchen with an Island unit

Separate sitting room

Utility. Downstairs cloak room

Ensuite to the master bedroom

Family bathroom and a separate shower room

Landscaped rear garden

Driveway with charging point

Air Source Heat Pump

Council Tax To Be Confirmed

Tenure -Freehold



Total area: approx. 154.8 sq. metres (1665.9 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.  
Plan produced using PlanUp.

Scan here for more details



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

# Brand New At, 2a 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?	2024
Council Tax Band	Unknown yet
This year council tax charge	Unknown yet
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?	No
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	ASHP
How is your broadband supplied	To be Fibre
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0
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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