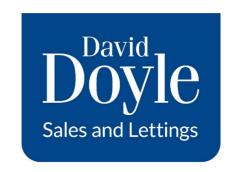
## Brand New At, 2a Coniston Road, Kings Langley, Hertfordshire, WD4 8BU



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



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 are?   | No  |
| Is the property listed?  | No  |
| Are there any restrictive covenants?   | No  |
| Are there any rights of way or easements?  | No  |
| Is your property is 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 ofherwise, 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.