



Primrose Hill, Kings Langley

Guide Price £535,000

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& holt





Primrose Hill

Kings Langley



NO UPPER CHAIN.

We are delighted to introduce this immaculately presented four-bedroom extended semi-detached home, thoughtfully arranged over three spacious floors and ideally located within walking distance of Kings Langley Station.

The accommodation itself is both generous and versatile, perfectly suited to modern family living. Upon entering, you are welcomed by a bright and inviting hallway that leads to a convenient downstairs WC, ideal for guests and every-day use. The heart of the home is the stunning open plan kitchen and dining room, designed with both style and practicality in mind, offering ample space for family meals and entertaining. The kitchen is finished to a high standard with contemporary units and integrated appliances, seamlessly flowing into the dining area to create a sociable space flooded with natural light. The first floor offers three well-proportioned bedrooms, each thoughtfully decorated and providing comfortable accommodation for family or guests, as well as a modern family bathroom. Occupying the entire top floor is the impressive master suite, complete with its own en suite shower room for added privacy and convenience, creating a tranquil retreat at the end of a busy day. The property benefits from driveway parking to the front, ensuring off-road parking for multiple vehicles. This home has been updated by the current owners to offer flexible living spaces, ideal for growing families or those seeking extra room to work from home.

With its sought-after location close to local amenities, excellent transport links, and highly regarded schools, this is a rare opportunity to acquire a turn-key property in a prime Kings Langley setting. Viewing is highly recommended to fully appreciate the quality and space on offer in this exceptional family home.



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Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. The village shops offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile.



- Four Bedrooms
- Extended Semi Detached
- Set Over Three Floors
- Walking Distance to Kings Langley Station
- Downstairs WC
- En Suite to Master Bedroom
- Open Plan Kitchen/Dining Room
- Driveway Parking
- Low Maintenance Rear Garden





General Information

EPC - Energy Efficiency Rating: B

Environmental Impact Rating: B

Council Tax Band: D

Tenure: Freehold



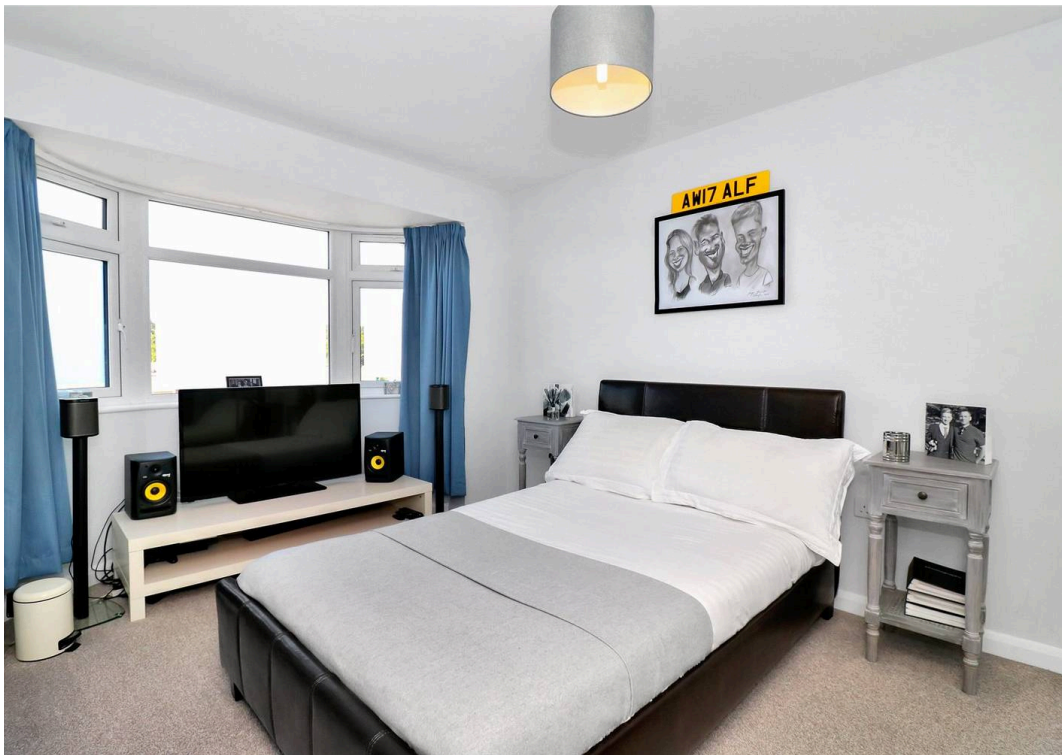
Services

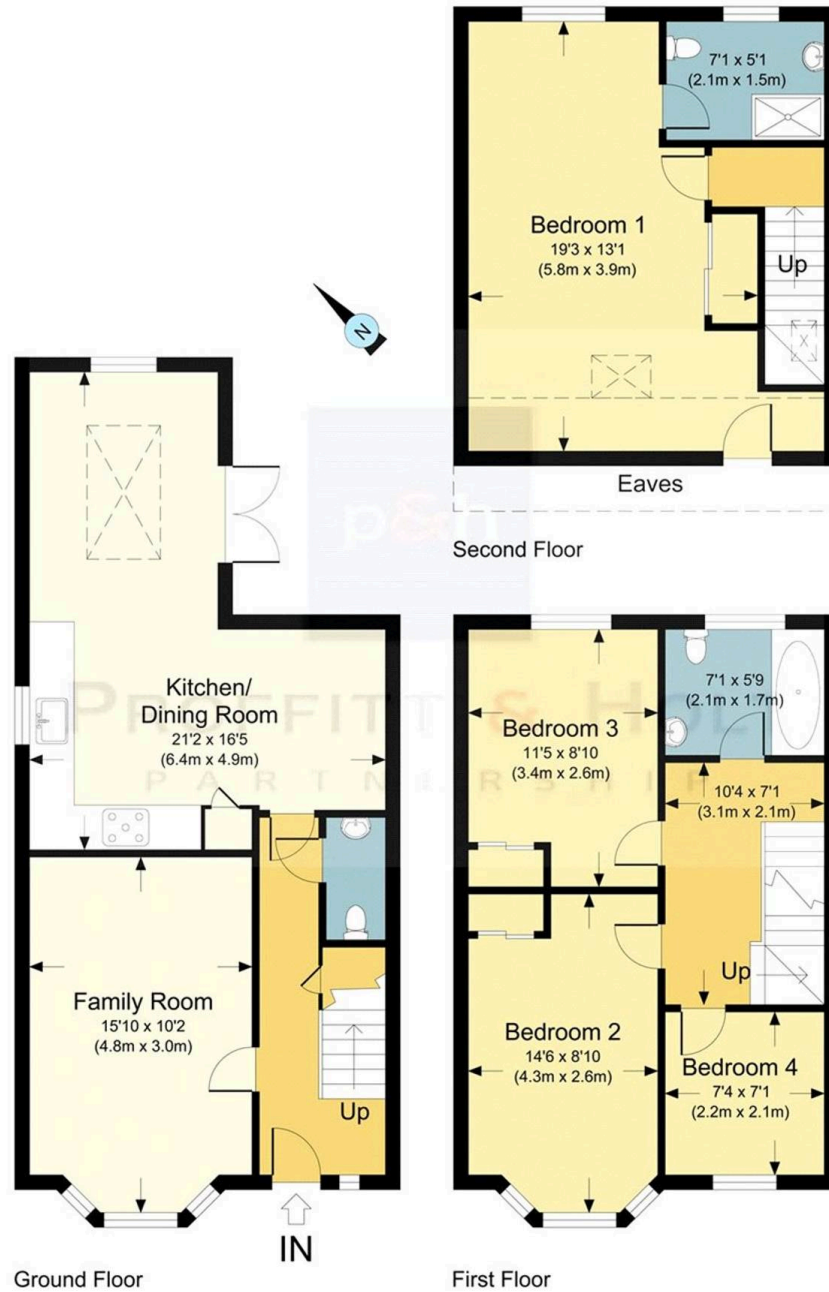
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





119A PRIMROSE HILL
 APPROX. GROSS INTERNAL FLOOR AREA 1173 SQ FT / 109 SQ M.
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