



Primrose Hill, Kings Langley
£450,000

proffitt
& holt





Primrose Hill

Kings Langley

A bright and airy Victorian Cottage positioned within walking distance of Kings Langley Train Station and High Street. Having been extended on the ground floor, it offers traditional features alongside more modern conveniences such as a utility room and downstairs WC.

The living accommodation itself is a spacious open-plan area with a log burner that leads on to the kitchen, which is positioned at the rear of the house. The kitchen itself has been fitted in a contemporary black design and offers plenty of worktop and cupboard space, as well as some integrated appliances. To the first floor there are 2 double bedrooms and a large family bathroom with separate bath and shower cubicles.

Externally, the rear garden measures approximately 60 ft in length and boasts a mixture of lawn spaces with mature borders and 2 separate patio areas, which make comfortable seating areas. Side access leads you to the front of the house where there is off street parking.





Primrose Hill

Kings Langley

Kings Langley village 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.

For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

- Off Street Parking
- Open-Plan Living Space
- Large Contemporary Kitchen
- Short Walk To Kings Langley Train Station
- 2 Double Bedrooms
- Utility Room
- Downstairs WC
- Large Garden With Seating Area





General Information

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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:

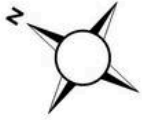
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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

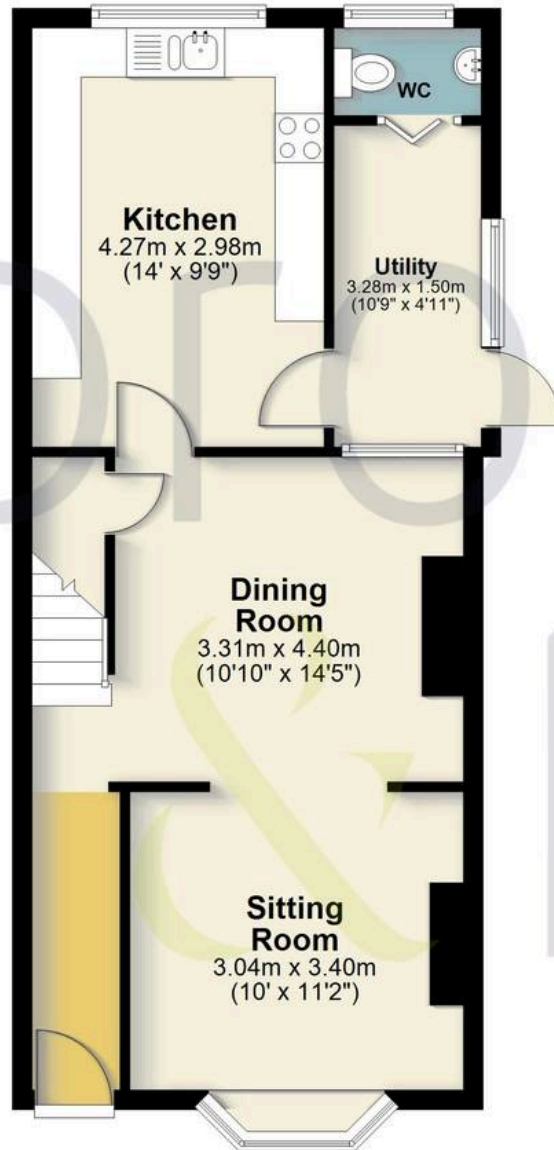






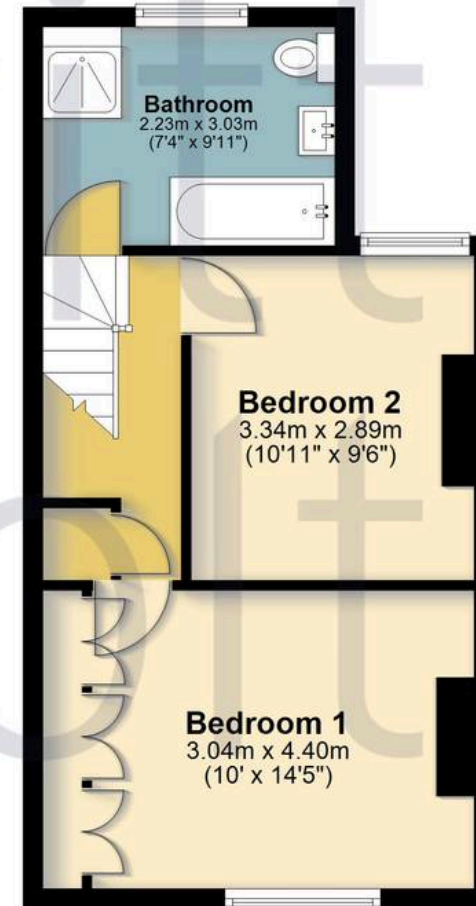
Ground Floor

Approx. 48.6 sq. metres (522.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 84.3 sq. metres (906.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • stlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

