



Clements estate agents



**Ovaltine Drive, Kings Langley, WD4 8GZ**  
**£350,000**

Situated in the sought after Ovaltine Development is this spacious and well presented purpose built apartment. Boasting THREE DOUBLE BEDROOMS, en suite to master bedroom, 23'2 open plan living room/kitchen with doors to courtyard, modern fitted kitchen, newly installed double glazing and allocated parking. Located in Kings Langley and close to the village centre, Kings Langley Station and the M1, M25 and A41 road links.

### Communal Hallway

Stairs and lifts to all floors.

### Entrance Hall

Door to front, two spacious storage cupboards and wood flooring.

### Open Plan Living Room/Kitchen 23'2 x 11'6 (7.06m x 3.51m)



Double glazed french doors to courtyard, electric storage heater, TV point and wood flooring.

### Living area



### Kitchen area



### Fitted Kitchen

Modern fitted kitchen with wall and base units with work surfaces to compliment, electric hob with cooker hood, electric oven, plumbing for washing machine and dishwasher, tiled splashbacks and integrated fridge/freezer.

### Bedroom One 16'7 x 10'4 (5.05m x 3.15m)



Double glazed window, wood flooring and electric storage heater.

## En Suite



Shower cubicle, wash hand basin, low level WC, extractor fan, tiled walls and heated towel rail.

## Bedroom Two 12'6 x 9'9 (3.81m x 2.97m)



Double glazed window, wood flooring and electric storage heater.

## Bedroom Three 12'7 x 8'2 (3.84m x 2.49m)



Double glazed window, wood flooring and electric storage heater.

## Bathroom



Bath with mixer taps and shower over, wash hand basin, low level wc, heated towel rail, extractor fan, and fully tiled walls and flooring.

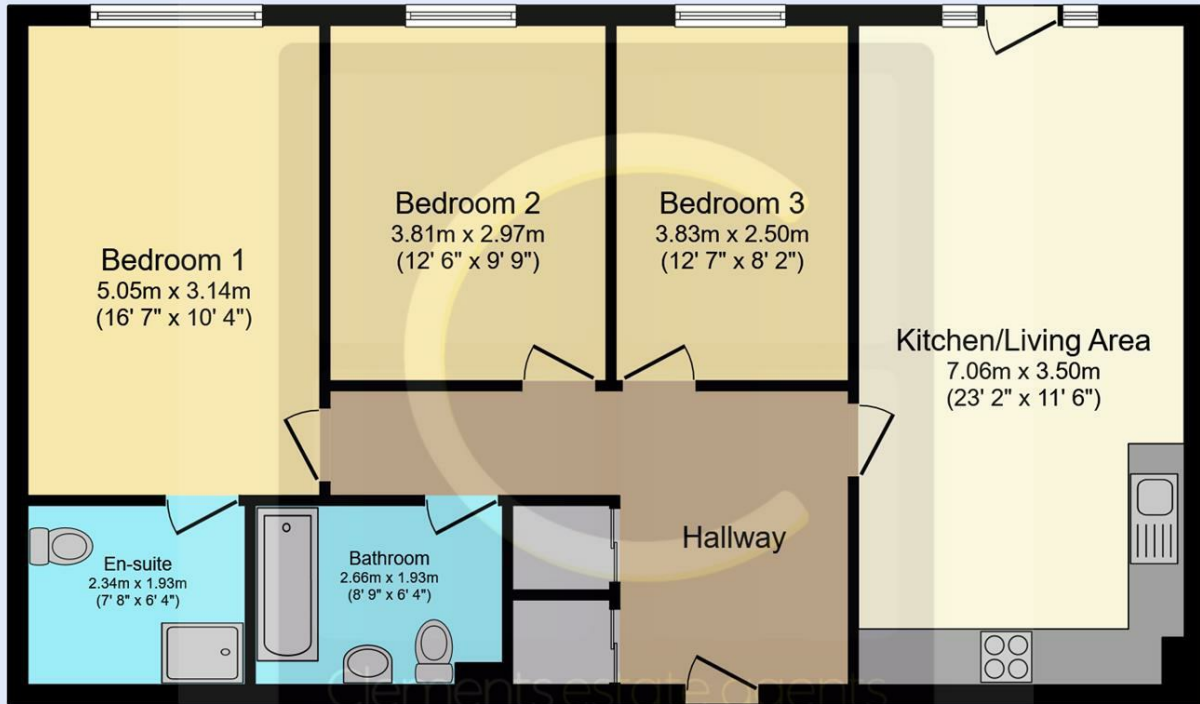
## Outside



## Allocated Parking

One allocated parking space and substantial visitor parking.

# Floor Plan



## Floor Plan

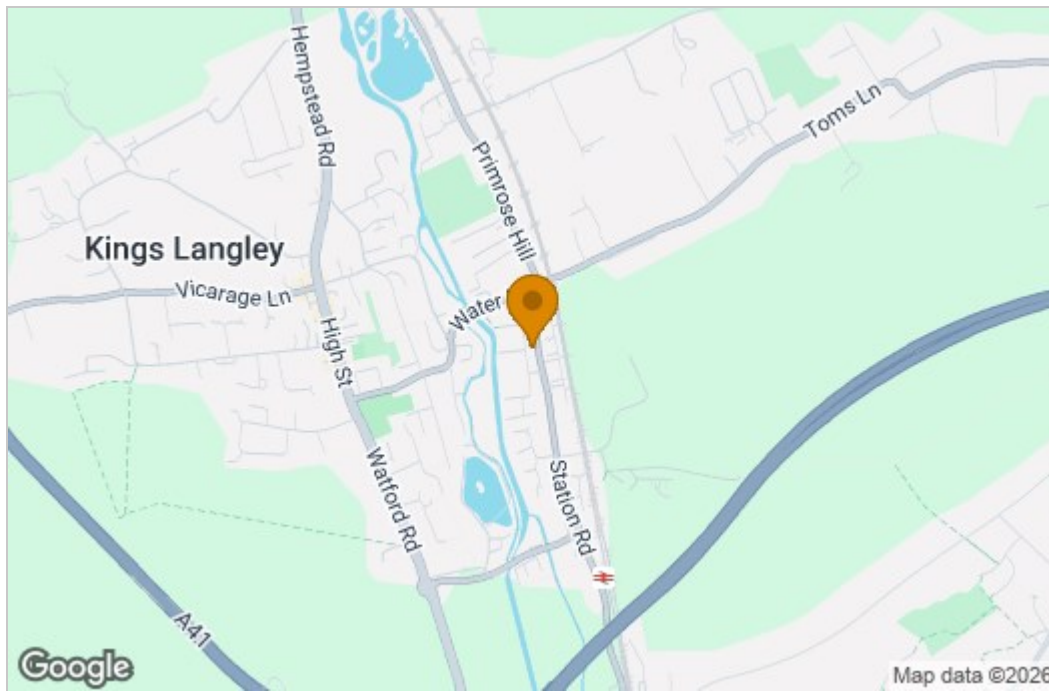
Floor area 87.9 m<sup>2</sup> (946 sq.ft.)

TOTAL: 87.9 m<sup>2</sup> (946 sq.ft.)

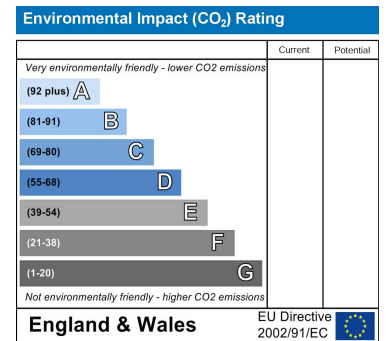
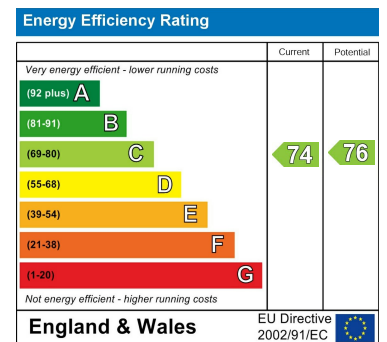
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



# Energy Efficiency Graph



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