



Beechfield, Kings Langley
£600,000

proffitt
& holt





Beechfield

Kings Langley

Being sold without the complications of an onward chain is this traditional three-bedroom semi-detached house, ideally positioned within a short stroll of Kings Langley High Street and the mainline train station, offering a wonderful blend of convenience, whilst also being tucked away on a quiet cul-de-sac. The accommodation itself is spacious and thoughtfully arranged, and whilst it is in need of some modernisation, it offers excellent potential to remodel and extend (STPP), making it an ideal opportunity for buyers seeking a home with future potential.

Entering the property, you are welcomed by a central entrance hall that leads through to a generous lounge that runs from the front to the back of the house, perfect for relaxing or entertaining, while the adjoining conservatory provides additional flexible living space, ideal as a playroom, home office or informal sitting area. The heart of the home is undoubtedly the large kitchen-diner, which offers ample space for family meals and gatherings. Upstairs, there are three well-proportioned bedrooms, each enjoying pleasant views and plenty of natural light, with the main 2 bedrooms benefiting from built-in storage. The family bathroom is well-appointed and fully tiled.

Externally, the spacious rear garden is South-facing and backs directly on to fields, providing a beautiful outlook, rarely found so close to local amenities. The garden itself is predominantly laid to lawn but also offers a patio area that flows straight out from the house. To the front, there is a private driveway for multiple vehicles and a separate carport, both of which ensure convenient off-street parking.





Beechfield

Kings Langley

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. 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. The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Backing On To Fields
- No Upper Chain
- Short Walk To Kings Langley High Street and Train Station
- 3 Bedrooms
- Driveway and Carport
- Plenty Of Potential To Extend (STPP)
- Large Kitchen-Diner
- Spacious South-Facing Garden
- Conservatory





General Information

Services

For broadband and mobile speeds see:

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

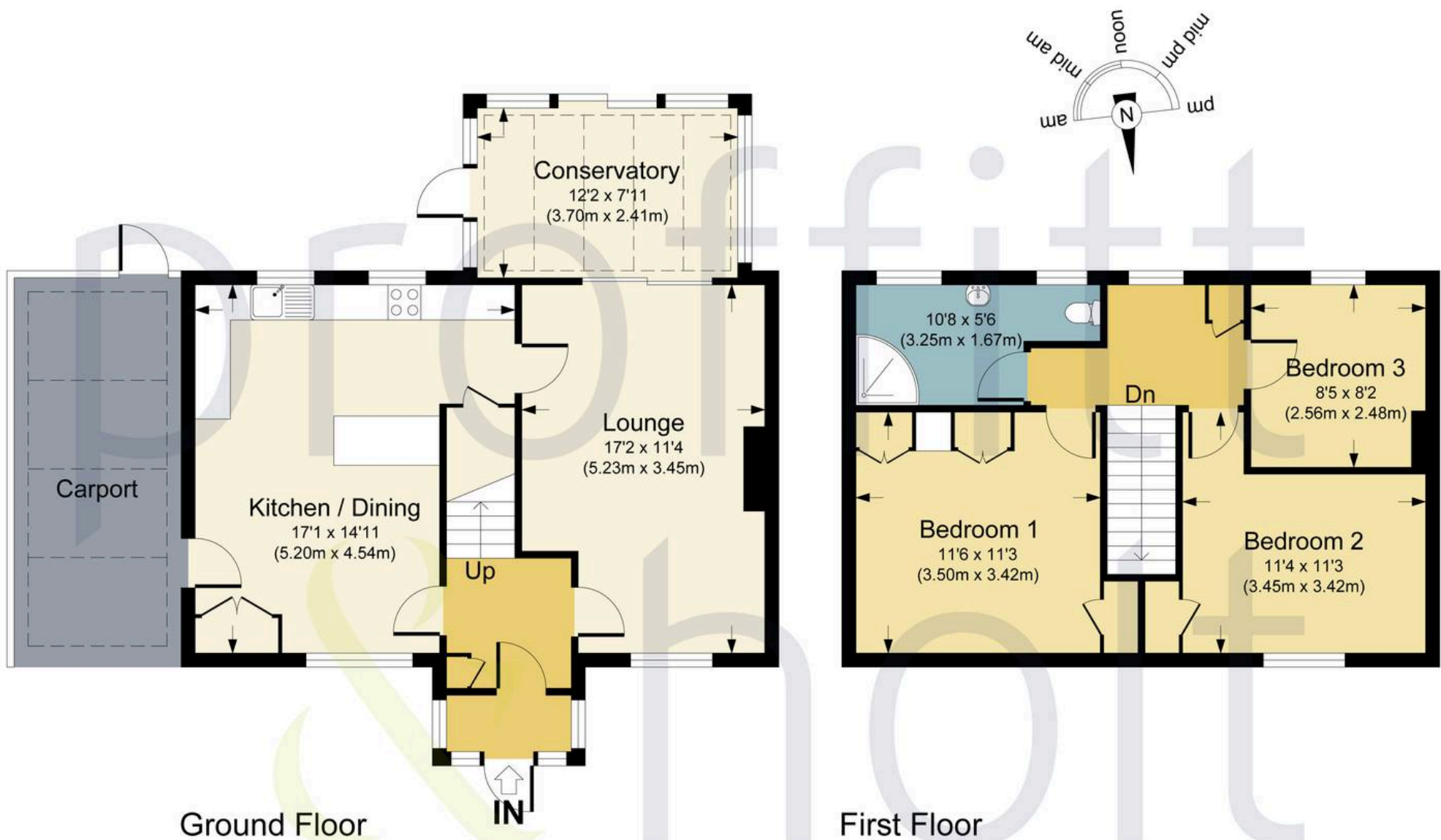
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







BEECHFIELD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1037.53 SQ FT / 96.39 SQ M.
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Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

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

