



Toms Lane, Kings Langley

Guide Price £725,000

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& holt





## Toms Lane

Kings Langley



Situated in a desirable residential location, this substantial and thoughtfully arranged family home offers spacious and versatile accommodation across three floors, ideal for modern family living and entertaining.

The ground floor comprises a welcoming entrance hall leading to a bright and comfortable living room, alongside a generous open-plan kitchen/dining room providing the perfect hub of the home. A delightful conservatory overlooks the rear garden and creates an additional reception space ideal for relaxing or entertaining guests.

To the first floor are three well-proportioned bedrooms and a family bathroom, while the impressive second-floor principal bedroom offers a private retreat complete with useful eaves storage and en-suite facilities.

Externally, the property further benefits from a range of highly versatile outbuildings including a studio, seating area, and bar space, offering excellent potential for home working, entertaining, or leisure use all while enjoying the stunning far reaching views over open fields.

This superb home combines flexible accommodation with excellent entertaining space, making it ideal for growing families seeking both practicality and lifestyle.



## Toms Lane

### Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively.

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

- A Spacious Family Home Arranged Over Three Floors
- Four Good Size bedrooms
- Master Bedroom with En-Suite
- Open Plan Kitchen/Dining Room
- Bright Conservatory
- Separate Sitting Room
- Family Bathroom
- Spacious Driveway
- Large Garden With Open Fields To Rear
- Versatile Outbuildings Including Studio And Bar Area





## General Information

EPC - Energy Efficiency Rating: C

Council Tax Band: E

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

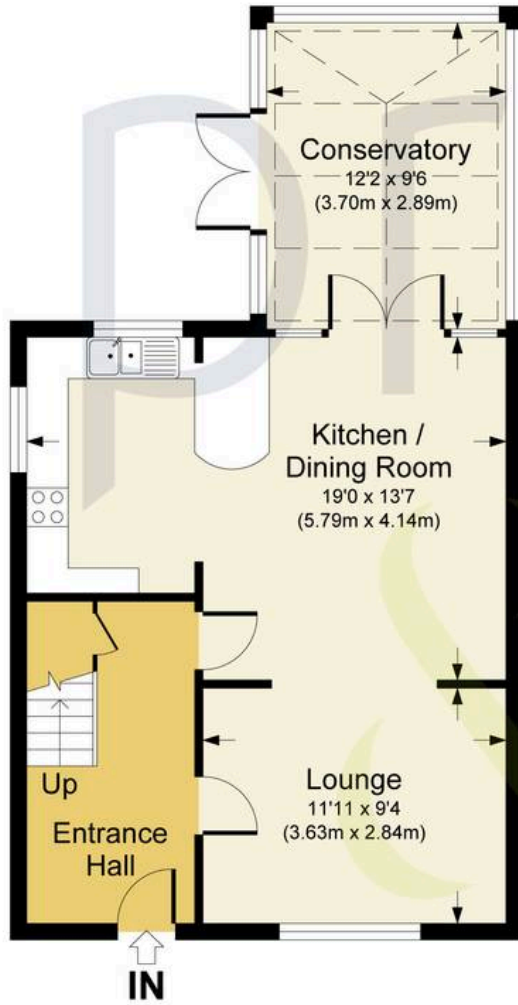
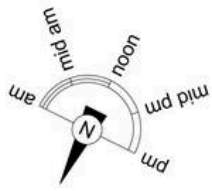
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



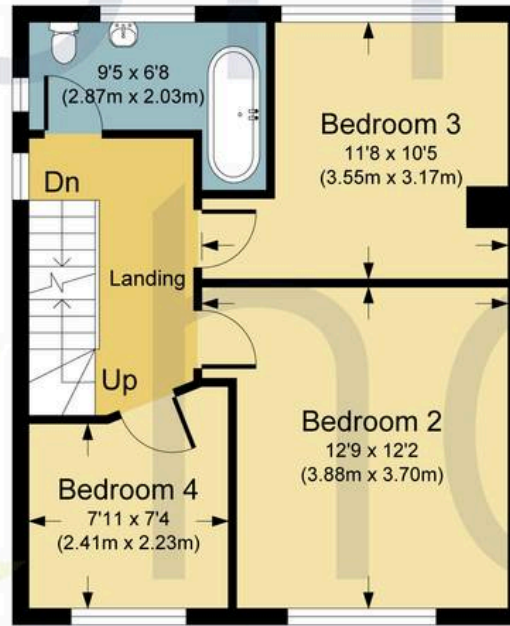
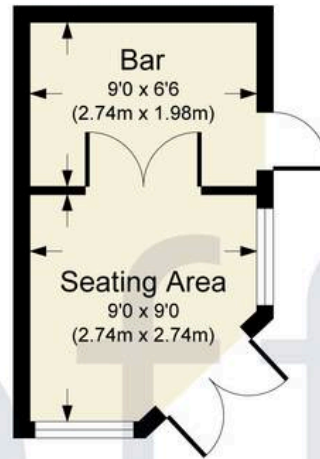




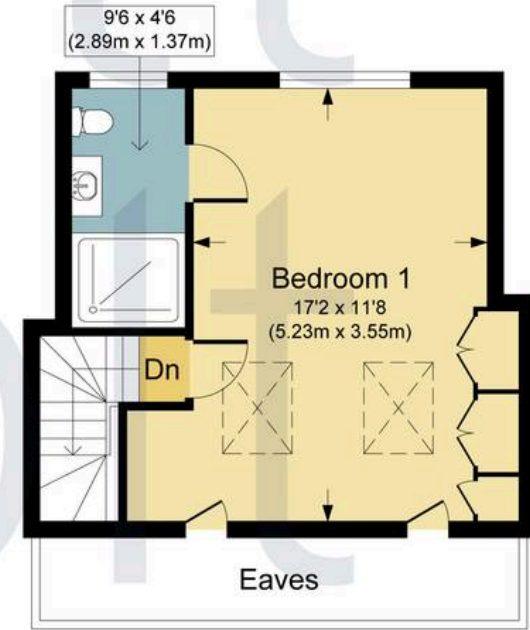
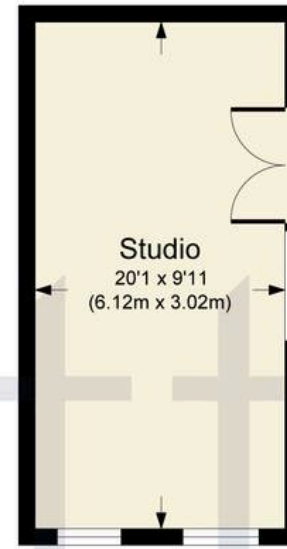




Ground Floor



First Floor



Second Floor

TOMS LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1633.96 SQ FT / 151.80 SQ M. INC. OUTBUILDINGS

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## Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

