



## 38B Rosehill Gardens

Abbots Langley, WD5 0HF

**Guide Price £475,000**

Located in the popular Rosehill Gardens area of Abbots Langley, this three-bedroom house offers a solid opportunity for buyers looking to personalise and update a well-positioned home. With a spacious layout and appealing footprint, the property lends itself to a range of improvement options, depending on individual taste and requirements.

The generous reception room provides a flexible living space that could suit various configurations, including the potential for open-plan living. While the property could benefit from some updating, it offers a practical starting point for those interested in carrying out cosmetic or more extensive improvements.

A standout feature of the home is its exceptionally large corner plot garden, offering an impressive amount of outdoor space. This provides excellent potential for landscaping, family use, or future development. Subject to the necessary planning consents, there may also be scope to extend the property to increase the living space.

Offered with no upper chain, this home provides a straightforward route to ownership. Whether you're a family, professional couple, or investor looking for a property with room to grow, this is a promising opportunity in a well-regarded location.

### Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- **\*\* No Upper Chain \*\***
- **In Need Of Some Modernisation And Decoration**
- **Potential For Extension (SSTP)**
- **Large Unique Garden To Rear**
- **3 Bedrooms**
- **Large Kitchen/Diner Area**
- **Easy Access to M25 And Local Train Station**
- **Walking Distance to Abbots Langley High Street**
- **A Rare Find !**



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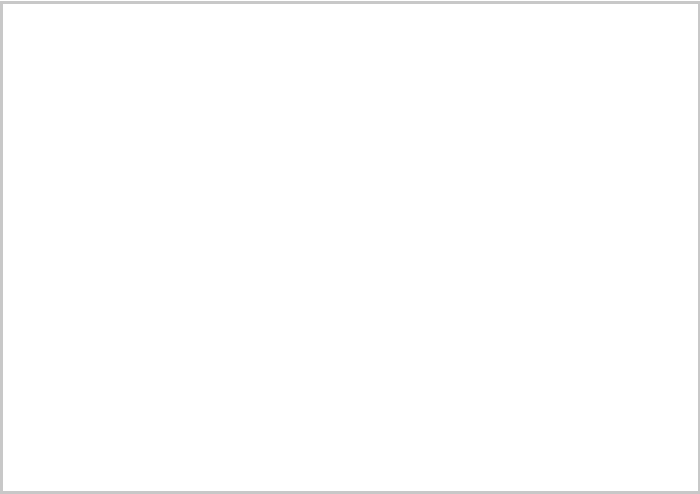
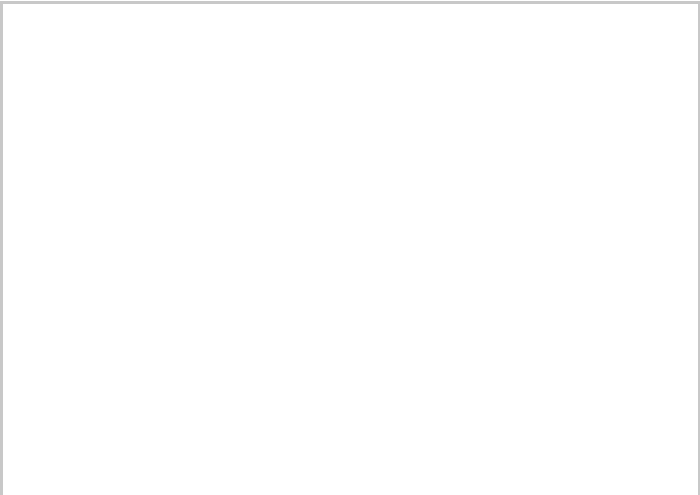
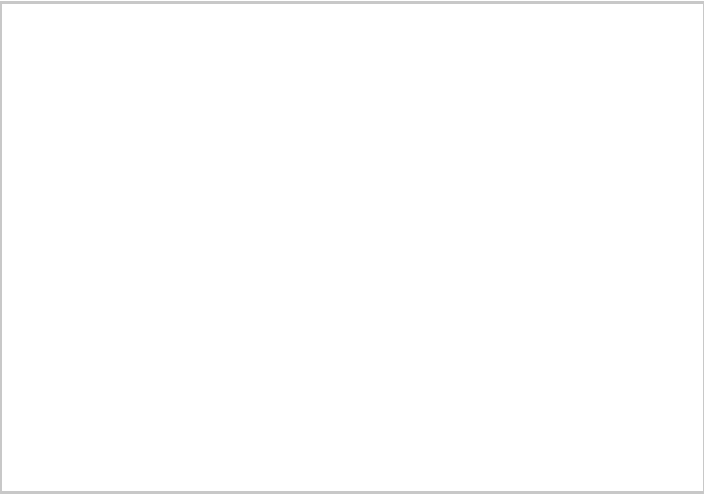
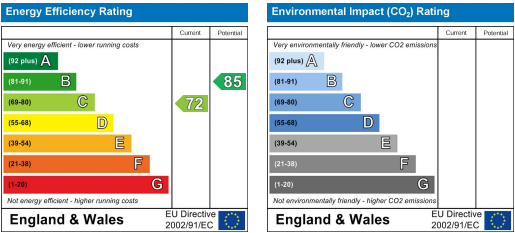
Floor Plan



Area Map



Energy Efficiency Graph



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