

Connells

South Way
ABBOTS LANGLEY

South Way
ABBOTS LANGLEY WD5 0GZ

for sale offers over
£780,000







Property Description

Connells are delighted to offer for sale this very impressive four bedroom semi detached house located in the sought after residential area of Abbots Langley. It is in excellent decorative order. The property boasts a spacious living rooms, a large kitchen/dining area and a utility room and on the first floor there is the family bathroom, an en-suite off of the master bedroom The property has a garage to the side, off road parking, well-kept rear garden with a paved patio area laid to lawn and a super summer house. Close are Co-op grocery shop, doctors, dentist, pharmacy and restaurant.

With large living spaces, charming details and the property being in a good location with access to major road transport links including the M1 and M25 motorways. Prestigious Parmiters approx two miles away.

Lounge
19' 10" x 10' 11" into bay (6.05m x 3.33m into bay)

Kitchen
18' 3" x 16' 1" (5.56m x 4.90m)

Utility Room
8' 9" x 9' 5" (2.67m x 2.87m)

First Floor Landing

Bedroom 1
17' 1" x 14' 7" (5.21m x 4.45m)

Ensuite

Bedroom 2
10' 6" x 17' (3.20m x 5.18m)

Bedroom 3
12' 6" x 7' 6" (3.81m x 2.29m)

Bedroom 4
9' 3" x 10' 4" (2.82m x 3.15m)

Bathroom
5' 6" x 10' (1.68m x 3.05m)

Outside

Store

Summerhouse

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: C

Council Tax Band: F

view this property online connells.co.uk/Property/LEA103441

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.