



## 12 Church Hill

Abbots Langley, WD5 0RN

**Offers In Excess Of £525,000**

This is delightful immaculate large three-bedroom semi detached family home which offers a perfect blend of comfort and village living in Bedmond (Nr Abbots Langley)

Upon entering, you are welcomed into a spacious hallway with a dedicated office space/ snug, perfect for those who work from home or require a quiet area for study.

The heart of the home is the inviting modern large kitchen-dining room, which seamlessly connects to the newly appointed AstroTurf garden, creating an excellent space for family gatherings and outdoor enjoyment.

The convenience of a downstairs bathroom adds to the practicality of this home, while the new first-floor family bathroom serves the three well-proportioned bedrooms, ensuring ample facilities for the entire family.

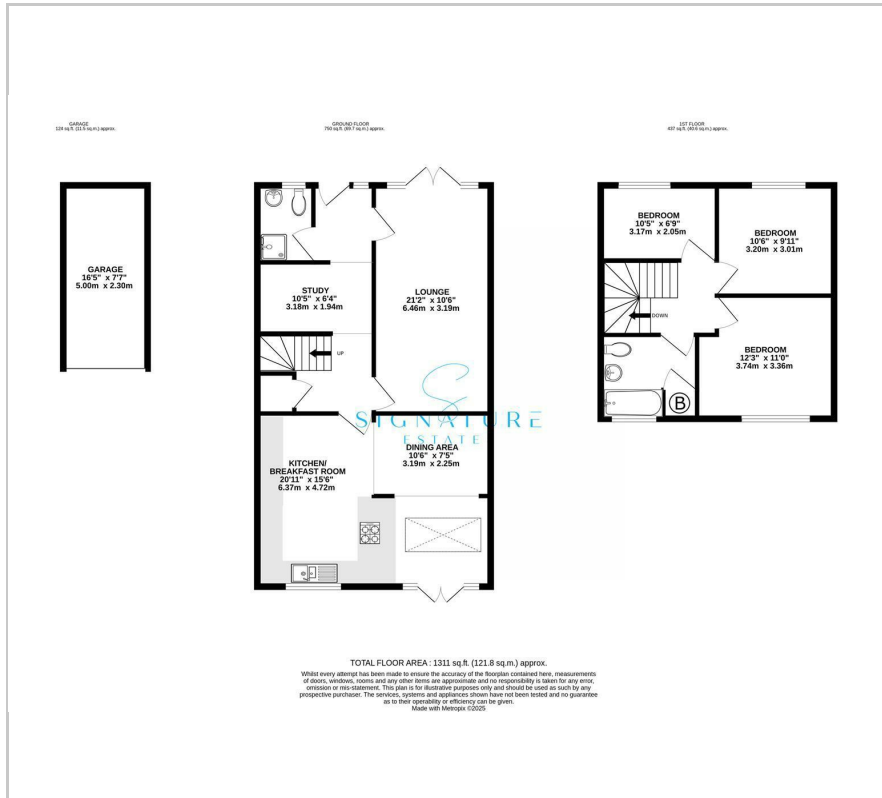
Additionally, the property is set well back from the road and has front sheltered parking & a rear garage with two parking spaces, providing secure storage and ease of access for vehicles.

### Viewing

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

- Rarely Available For Sale
- Modern Kitchen/Family Room
- Separate Large Lounge
- Downstairs Office/Study Area
- Downstairs Shower Room/WC
- 3 Good Sized Bedrooms
- Newly Installed First Floor Family Bathroom
- Front Under-croft Parking & Rear Garage Plus 2 Parking Spaces
- Secluded Front and Rear Gardens
- Chain Free

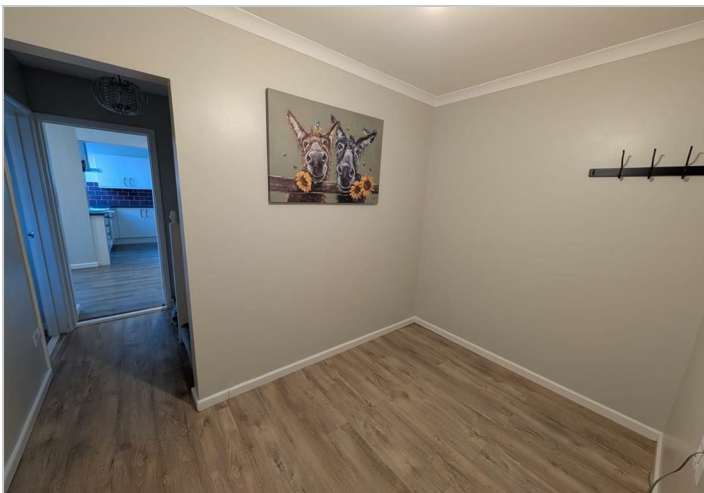
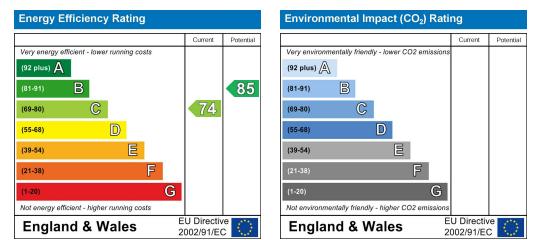
# Floor Plan



# Area Map



# Energy Efficiency Graph



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