



## 38 Tylersfield

Abbots Langley, WD5 0PS

**Guide Price £265,000**

Located in the tranquil cul-de-sac of Tylersfield, Abbots Langley, this charming flat offers a delightful living experience in a sought-after area. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed kitchen is a lovely feature, perfect for those who enjoy cooking and entertaining.

The flat includes a comfortable reception room, ideal for unwinding after a long day or hosting friends and family. The property is nicely presented, ensuring a welcoming atmosphere from the moment you step inside.

Additionally, the convenience of parking for one vehicle adds to the appeal of this home, making it an excellent choice for those who value both comfort and practicality.

With its peaceful surroundings and proximity to local amenities, this flat is an ideal opportunity for anyone looking to settle in a desirable location. Whether you are a first-time buyer or seeking a rental property, this flat in Tylersfield is certainly worth considering.

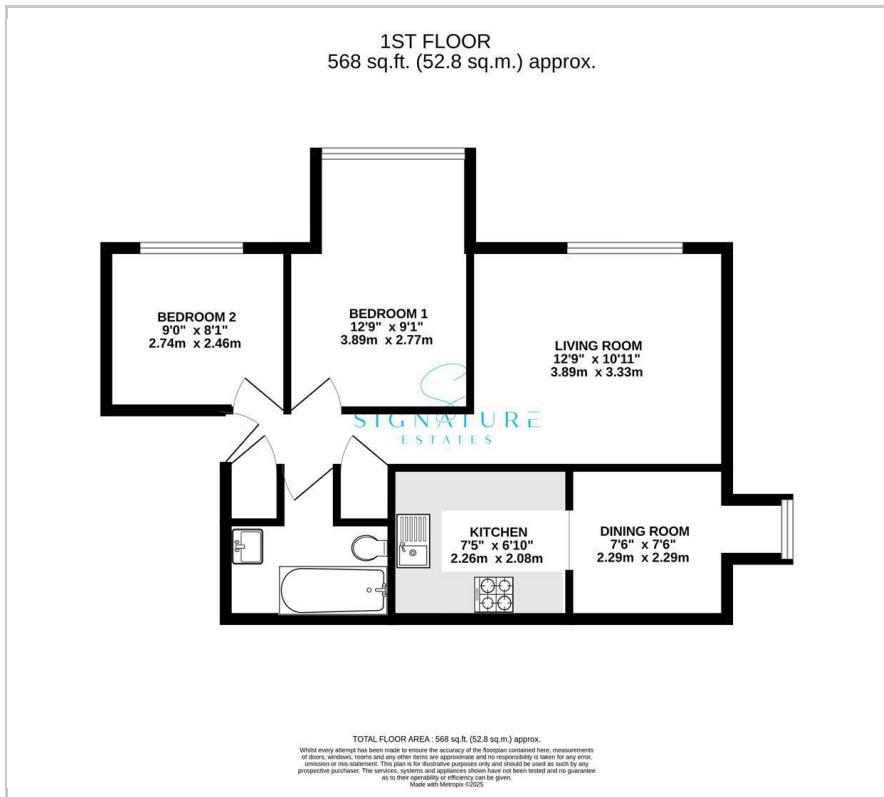
### Viewing

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 \*\*\*
- Stunning Two Bedroom Apartment
- First Floor Accommodation
- Refitted Modern Kitchen
- Two Commodious Bedrooms
- Redecorated Throughout To A High Specification
- Tranquil Residential Cul De Sac Location
- Close To Local Train Station And M25
- Close To Local Park And Shops
- A Must See



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus)	A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B			(81-91)	B
(68-80)	C			(68-80)	C
(55-68)	D			(55-68)	D
(38-54)	E			(38-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales	



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