



Hempstead Road, Kings Langley

Guide Price £725,000

proffitt
& holt





Hempstead Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom, extended 1920s semi-detached family home within walking distance of highly regarded local schooling and the village High Street with all its local amenities.

Internally the property comprises:

A spacious entrance hall, a light and bright dual aspect sitting/dining room, a second reception room to the front, a generous kitchen/breakfast room, a utility and downstairs cloakroom to the ground floor.

To the first floor there are three well proportioned bedrooms and family bathroom.

Externally the property excels with PRIVATE and ENCLOSED FRONT AND REAR GARDENS, and a garage and car port providing ample off road parking.

To fully appreciate what this rarely available family home offers, please contact leading local agents Proffitt and Holt.





Hempstead Road

Kings Langley

Kings Langley village itself is charming and has an excellent range of shops, cafés, restaurants, public houses, a post office, a library and a cricket club – all with a real community vibe. There are numerous large format stores in the nearby village of Apsley. The larger towns of Watford and St Albans are within five and six miles, respectively. There are primary and secondary schools in Kings Langley and the private schools of Abbots Hill, Westbrook Hay, York House, Chesham Prep, Royal Masonic, Berkhamsted and Tring School for Performing arts all within easy reach. Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins) and Junction 20 of the M25 is just two miles away. London Heathrow and Luton airports are both just a 20 minute drive away.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedrooms
- Extended Semi Detached
- Walking Distance to Village
- Close to Highly Regarded Schooling
- Private Front and Rear Gardens
- Garage and Car Port
- Further Potential to Extend (stpp)
- Utility Room





General Information Services

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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





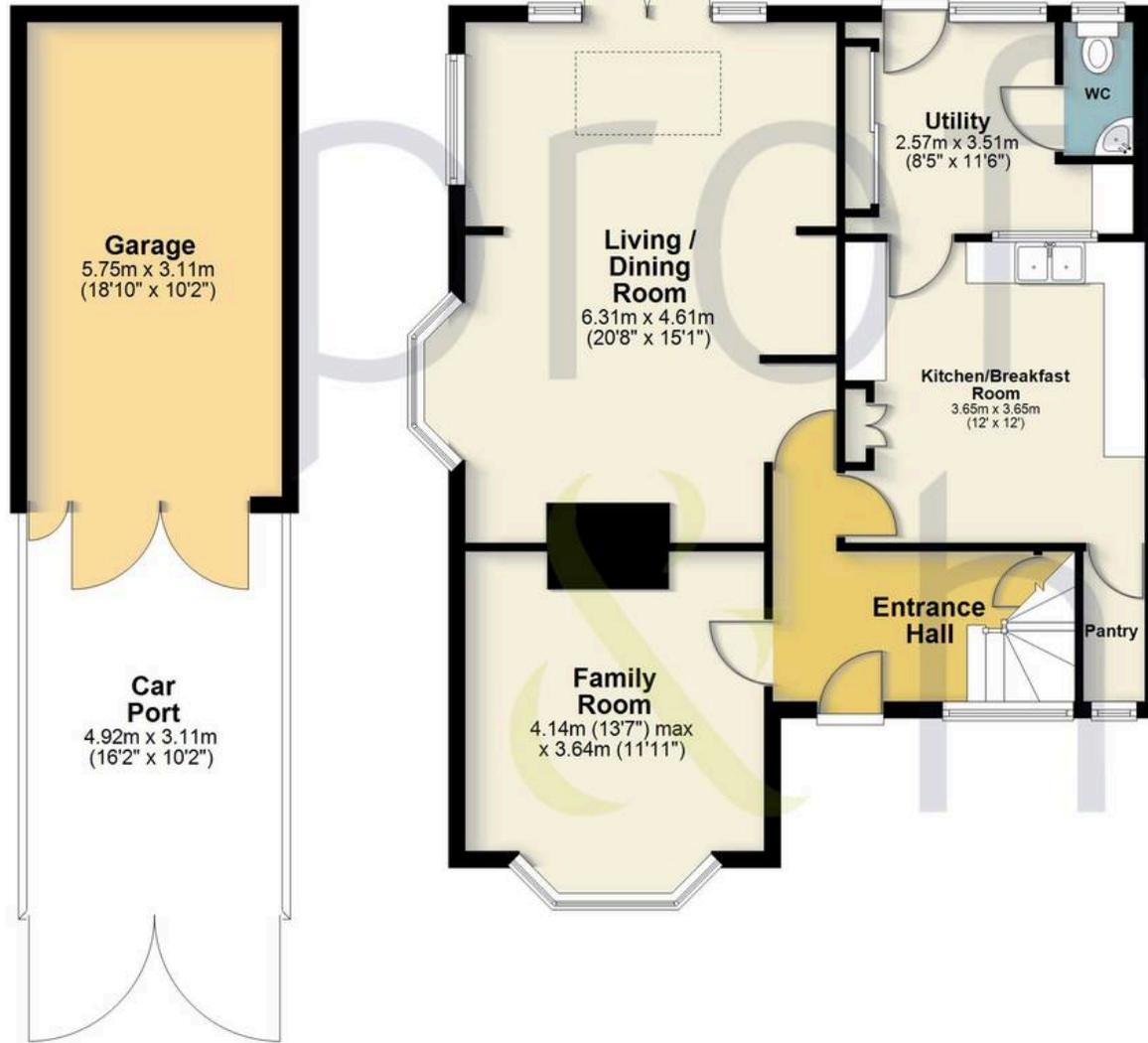






Ground Floor

Approx. 93.2 sq. metres (1003.5 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



Total area: approx. 146.4 sq. metres (1575.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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