





£475,000

Situated in a prime location close to a host of local amenities, schools and the mainline train station into London Euston, this well presented three bedroom character family home comprises kitchen dining room, bay fronted lounge, additional garden room, family bathroom and three good sized bedrooms. The property also boasts front and rear gardens with the potential to create driveway parking.

Property Description

Entrance Hall

Frosted double glazed window to front, door to living room, door to kitchen, radiator.

Lounge

Double glazed window to front, radiator, open fireplace.

Kitchen/Diner

Range of floor and wall mounted units, stainless steel sink with drainer, gas hob with extractor fan over, built in oven, space for washing machine, radiator, feature fireplace, door to garden room, double glazed window to garden room.

Garden room

Door to garden, water tap, radiator.

Landing

Access to loft via pull down ladder, doors to all bedrooms and bathroom, double glazed window to side aspect.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator, airing cupboard.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

WC, pedestal hand wash basin , frosted double glazed window to rear, panel bath with shower over, radiator.

Outside

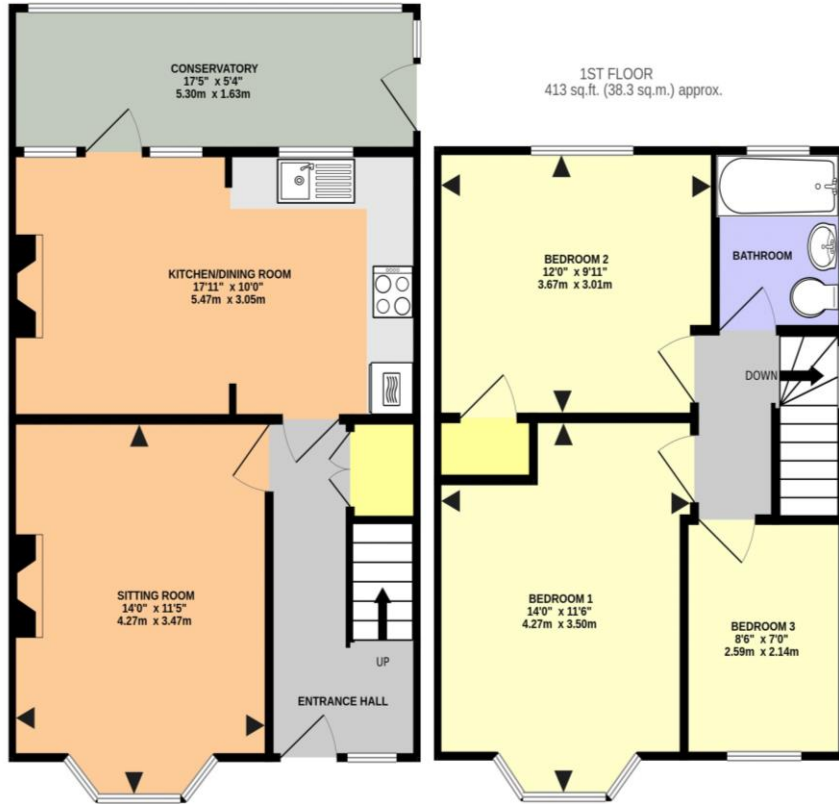
Front Garden

Low maintenance shingled area with steps rising to front door, gated side access. Potential to create driveway parking.

Rear Garden

Mainly laid to lawn with stairs leading to patio area, side access gate.

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



PRIMROSE HILL, KINGS LANGLEY WD4 8HX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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