SIGNATURE ESTATES



74 Breakspeare Road

Abbots Langley, WD5 0EP

Offers Over £600,000

No Upper Chain !

Located on Breakspeare Road in Abbots Langley, this well-presented rarely available 3bed detached home offers plenty of space and flexibility for everyday living. With three comfortable bedrooms, it's well suited to families or anyone looking for extra room to grow.

The main living area is a bright and spacious lounge diner, ideal for both everyday life and entertaining. There's ample room for a dining table and generous seating, making it a practical and welcoming space to relax or host guests. The kitchen leads through to a small garden room, which provides a lovely additional area overlooking the garden. It's a versatile space that could work well as a breakfast spot, play area, or a quiet place to relax and enjoy the natural light.

Outside, this double width plot property benefits from off-street parking and a garage, providing useful storage or workspace options. The sizeable rear garden offers a great outdoor space — whether you're enjoying a quiet afternoon, entertaining friends, or planning a bit of landscaping to make it your own.

There's also potential to extend (subject to planning permission), giving you the opportunity to further enhance and personalise the home over time.

Overall, this is a solid, spacious property in a sought-after area, offering both immediate comfort and future potential.

- No Upper Chain!!
- 3 Bed Detached Property Located On Breakspeare Road
- Superb Decorative Order
- Three Comfortable Bedrooms
- Modern Bathroom
- Nicely fitted Kitchen
- Garden Room Area
- Off Street Parking For Several Cars & Garage
- Good Potential To Extend (Subject To Planning Permission)
- Large Flat Landcsaped Rear Garden

Viewing

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

3 1 2 E

Floor Plan



Total area: approx. 103.0 sq. metres (1109.0 sq. feet)

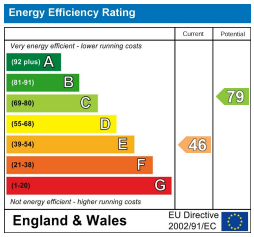
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

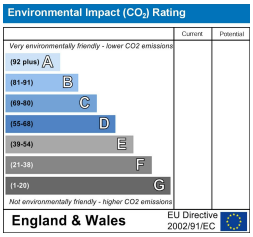
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph













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