



Alexandra Road, Kings Langley
Guide Price £675,000

proffitt
& holt





Alexandra Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this this well presented and rarely available three/four bedroom detached family home located in central Kings Langley and equidistant to both the village high street and Kings Langley station.

Offered to the market with NO UPPER CHAIN the property offers versatile and flexible accommodation comprising entrance hall, living/dining room, re fitted kitchen, downstairs WC, and two well proportioned and evenly sized bedrooms to the ground floor. To the first floor there are two further generous bedrooms and a family bathroom.

Externally, the property boasts a private and low maintenance garden to the rear which is mainly laid to lawn and also boasts a covered paved patio seating area - ideal for entertaining.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





Alexandra Road

Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.

Council Tax Band: D

Tenure: Freehold

EPC – EER: To be confirmed

- Detached
- Four Bedrooms
- Sought After Location
- Downstairs WC
- Walking Distance to Kings Langley Station
- Close to Village High Street
- NO UPPER CHAIN





For broadband and mobile speeds see:

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

General Information

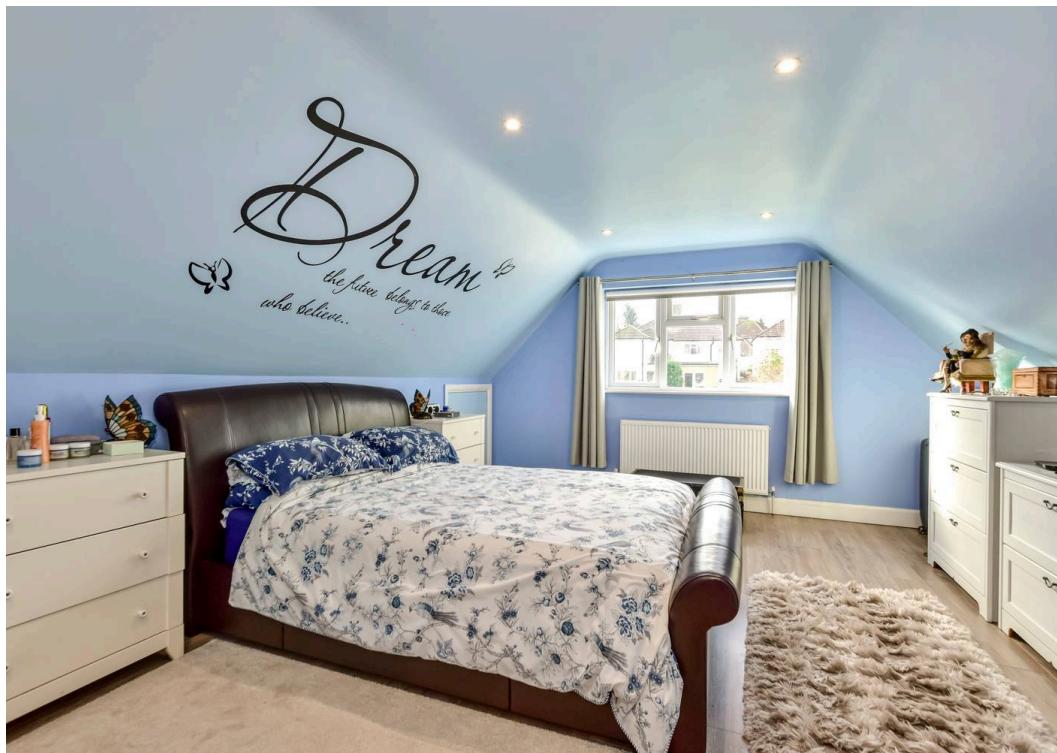
Services

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.

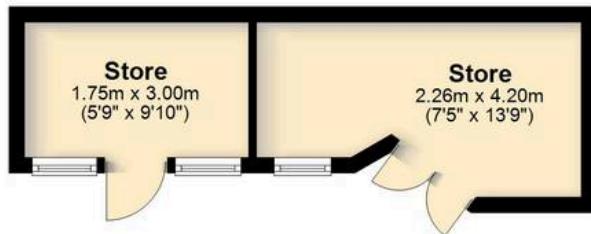






Ground Floor

Approx. 88.1 sq. metres (948.3 sq. feet)



Living / Dining Room
5.74m (18'10")
x 4.86m (15'11") max

Kitchen
6.16m x 2.87m
(20'3" x 9'5")

WC

Bedroom 3
2.87m x 2.90m
(9'5" x 9'6")

Bedroom 4
3.18m x 2.87m
(10'5" x 9'5")

First Floor

Approx. 45.6 sq. metres (490.7 sq. feet)

Bedroom 1
5.74m x 4.20m
(18'10" x 13'9")

Eaves



Bedroom 2
2.90m x 4.20m
(9'6" x 13'9")

Eaves

Total area: approx. 133.7 sq. metres (1439.0 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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