



Grand Union Way, Kings Langley

£685,000

proffitt  
& holt





## Grand Union Way



### Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to present this stunning modern house in a sought-after canal-side development, within just a few minutes walk to Kings Langley train station, giving direct access to London Euston in 25 minutes. This property has been meticulously upgraded to a particularly high specification, boasting premium features throughout.

Upon entering, you are greeted by a welcoming entrance hall, with coat cupboard and guest WC. The ground floor features a stylish kitchen-diner that is sure to be the heart of the home. Equipped with premium appliances and bi-fold doors leading to the garden, this space is ideal for both intimate family meals and entertaining guests.

One of the standout features of this property is the garden games room/office, providing a versatile space that can cater to various needs. Whether you're looking for a tranquil setting to work from home or a fun area for recreational activities, this additional space offers flexibility and convenience. Boasting four double bedrooms, two of which benefit from en-suites, this home offers ample accommodation for a growing family or guests. This property offers two parking spaces, ensuring convenience for residents and visitors alike. Furthermore, the absence of an upper chain provides a smooth and hassle-free buying process, allowing you to move in without delay.

In conclusion, this house is a perfect blend of modern luxury and practicality, designed to cater to the needs of contemporary living. Its upgraded interiors, convenient location, and ample parking make it a rare find in today's competitive market. Viewing is highly recommended to fully appreciate the charm and potential that this property holds.



## Grand Union Way



Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Upgraded Throughout to a High Specification
- 2 Parking Spaces
- Canalside Development
- Garden Games Room/Office
- Stylish Kitchen-Diner with Premium Appliances and Bi-Fold Doors
- No Upper Chain
- Short Walk to Kings Langley Train Station
- Four Double Bedrooms  
[Two with En-Suites]



## 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.

*For broadband and mobile speeds see;*  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







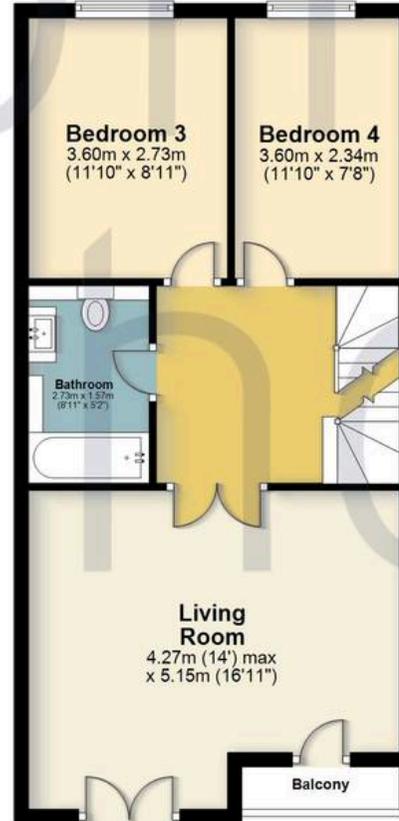
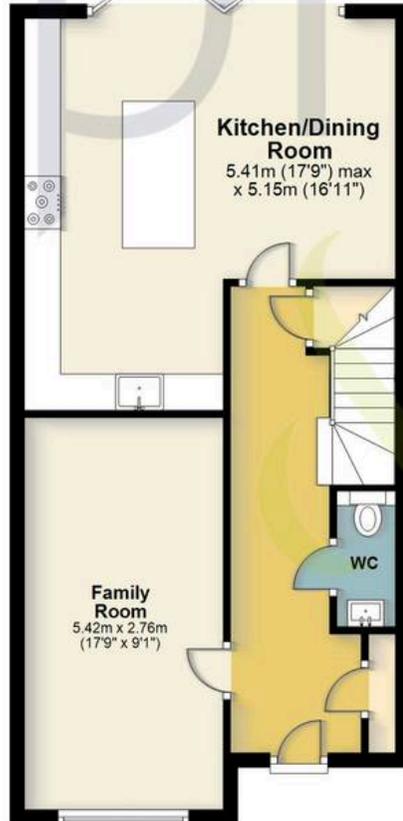
### Ground Floor

Approx. 72.5 sq. metres (780.1 sq. feet)



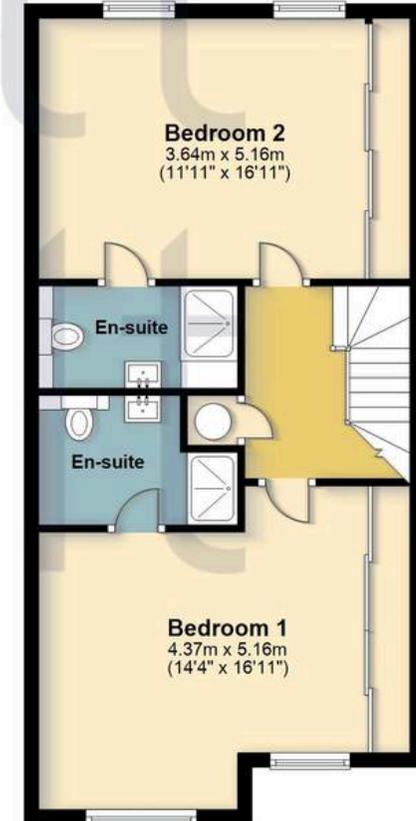
### First Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



### Second Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 181.2 sq. metres (1950.8 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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