



Belham Road, Kings Langley
£825,000

proffitt
& holt





Belham Road

Kings Langley



Proffitt and Holt are delighted to introduce this substantial four-bedroom semi-detached family home, offering a harmonious blend of traditional 1930's character and modern living. Perfectly positioned within a short walk of local schools, this property enjoys wonderful far-reaching views, making it an ideal choice for families seeking both convenience and a picturesque setting.

The accommodation itself is spacious and thoughtfully arranged, with the ground floor boasting a welcoming entrance hall that leads into an impressive open-plan kitchen and living space. This area is flooded with natural light and provides the perfect environment for both relaxed family living and entertaining guests. The kitchen is well-appointed with ample storage and worktop space, as well as a generous island which seamlessly connects to the living and dining areas to create a sociable heart of the home. There is a further formal reception room with feature fireplace, large bay window and particularly high ceilings, as well as a utility room and guest WC for added convenience.

Upstairs, you will find four generously sized bedrooms, each benefitting from plenty of natural light and flexible layouts to suit your needs. The principal bedroom sits on the second floor and comes complete with a luxurious en-suite shower room for added privacy and comfort. The remaining bedrooms are served by a tastefully refitted family bathroom which is predominantly tiled and boasts a large bath and separate walk-in shower.

Externally, the spacious rear garden offers multiple seating areas, designed to make the most of the sun, and a neat lawn area. To the front, there is a private driveway providing off-street parking for multiple vehicles and a garage with convenient rear access (ideal for storage or conversion, subject to planning permission).

The current owners have maintained the property to an immaculate standard throughout and it comes brimming with period features such as original fireplaces, picture rails, and high ceilings, which all add to the charm and character of this delightful home.



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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 approximately a distance of one mile.

- Substantial 4 Bedroom Family Home
- Wonderful Far Reaching Views
- Open-Plan Kitchen and Living Space
- Short Walk from Local Schools
- Driveway for Multiple Vehicles
- Traditional 1930's Character Features
- Principal Bedroom with En-Suite
- Large Garden with Multiple Seating Areas
- Garage which Benefits from Rear Pedestrian Access
- Utility Room
- Downstairs Guest WC





General Information

EPC – Energy Efficiency Rating: D

Council Tax Band: F

Tenure: Freehold

Services

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

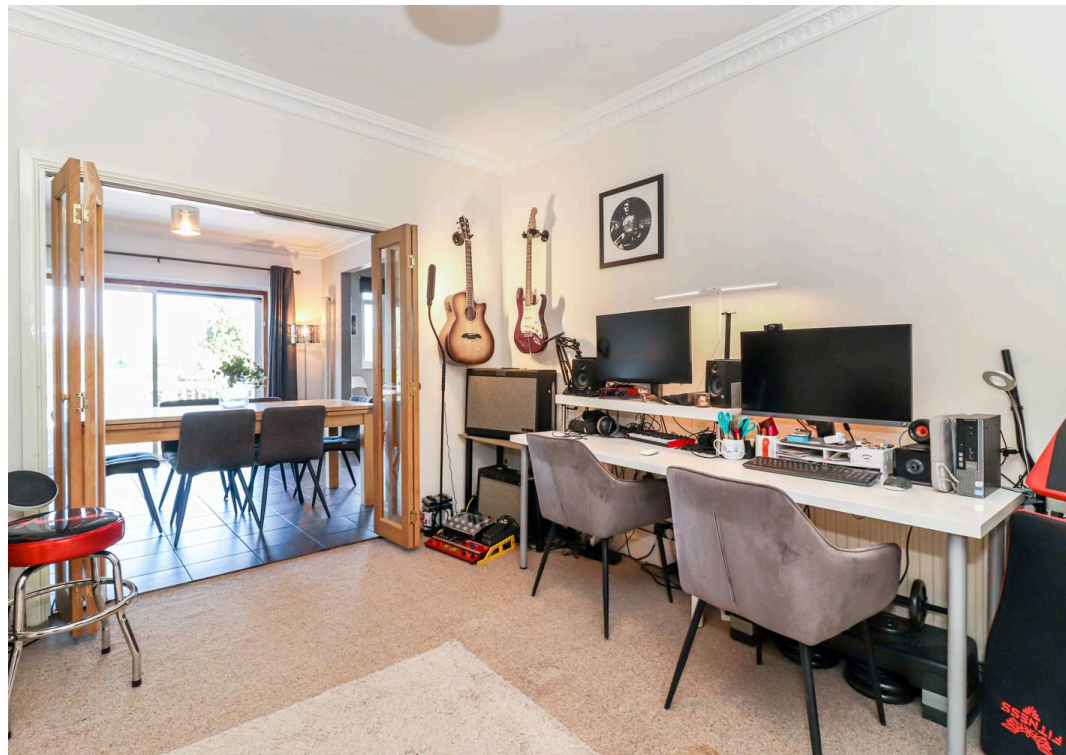
For broadband and mobile speeds see:

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

Fixtures and Fittings

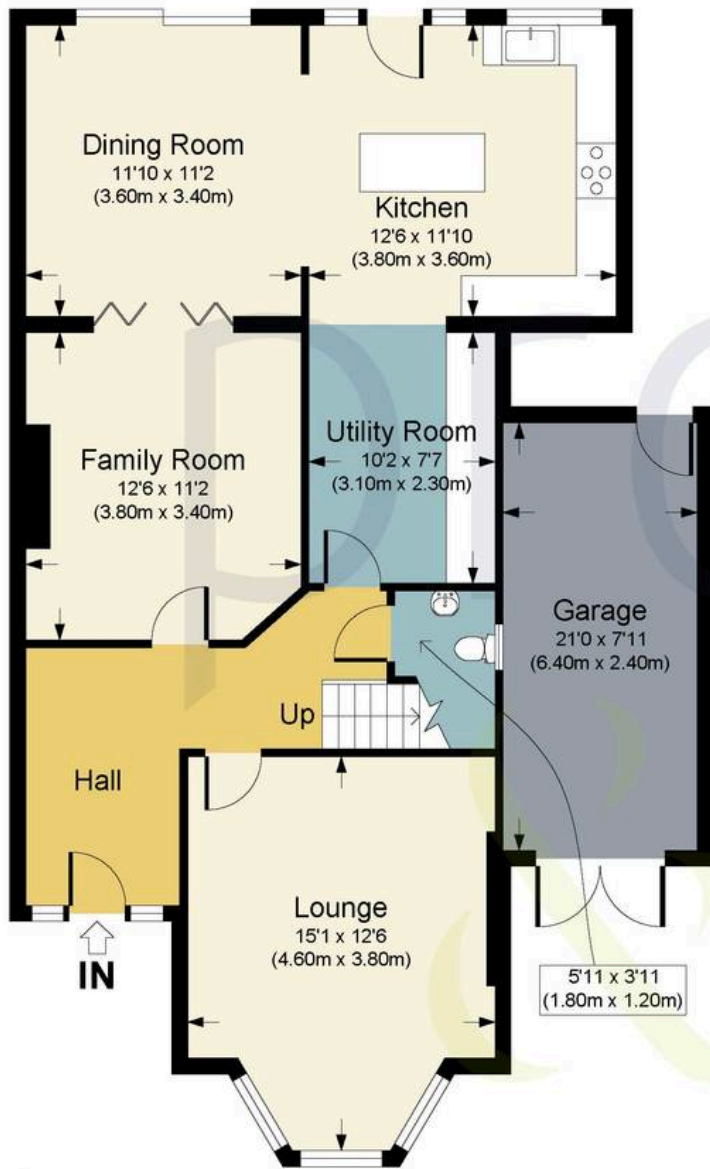
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



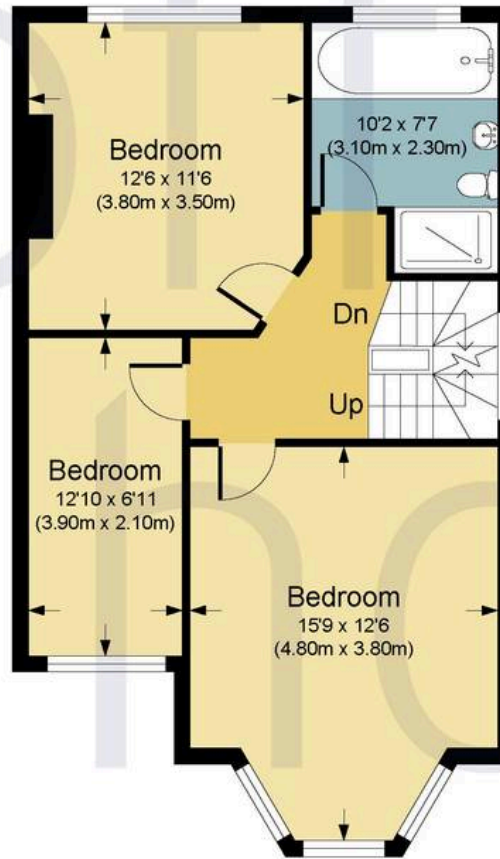








Ground Floor



First Floor

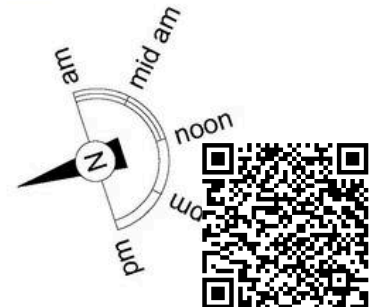


Second Floor

BELHAM ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1883.68 SQ FT / 175.0 SQ M INC. GARAGE

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