



Gallows Hill Lane, Abbots Langley

Guide Price £1,075,000

proffitt
& holt





Gallows Hill Lane

Abbots Langley



We are delighted to introduce this impressive five bedroom semi-detached family home, ideally situated on the highly sought-after Gallows Hill Lane and within easy walking distance of the station, making it a perfect choice for families and commuters alike. The property is well presented throughout, offering spacious and versatile accommodation that has been thoughtfully extended and modernised by the current owners. As you step inside, you are greeted by a welcoming entrance hall that leads to a bright and airy open plan kitchen and family area, designed to be the heart of the home and perfect for both every-day living and entertaining. The kitchen itself is beautifully appointed, featuring contemporary units, ample workspace and integrated appliances, while the adjoining family area provides a wonderful space to relax or gather with friends and family. A separate utility room adds further convenience, keeping laundry and household tasks tucked away from the main living spaces. The ground floor also benefits from a stylish shower room, offering flexibility for guests or busy mornings. Upstairs, the property boasts five generously sized bedrooms, each thoughtfully arranged to maximise comfort and natural light, making them ideal for both family members and guests. The principal bedroom enjoys the luxury of an en suite bathroom, while the remaining bedrooms are served by a modern family bathroom, ensuring there is plenty of space and convenience for everyone. Throughout the home, attention to detail is evident, with quality finishes, neutral décor, and well-proportioned rooms creating a welcoming and comfortable atmosphere. The layout is ideal for growing families, those working from home, or anyone seeking adaptable spaces to suit their lifestyle. With its blend of contemporary design, practical features, and enviable location, this property truly stands out as a wonderful opportunity to secure a spacious and stylish family home in one of the area's most desirable settings. Viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



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Abbots Langley

Abbots Langley has a number of local shops catering for most daily 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 approximately three miles. For the commuter, both Kings Langley and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- Five Bedrooms
- Sought After Location
- Walking Distance to the Station
- Extended and Open Plan Kitchen/Family Area
- Utility Room
- Three Bathrooms
- Generous Rear Garden
- Well Presented Throughout
- Walk in Larder
- All Year Log Cabin





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact 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.











GALLOWS HILL LANE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1858.82 SQ FT / 172.69 SQ M. INC. GARAGE

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