



proffitt
& holt
proffitt-holt.co.uk
FOR SALE
01923 270444

Broomfield Rise, Abbots Langley

Offers Over **£700,000**

proffitt
& holt





Broomfield Rise

Abbots Langley

Proffitt and Holt are delighted to introduce this charming three-bedroom semi-detached house, offered to the market with no upper chain and brimming with character features throughout, whilst also offering lots of potential to extend (STPP). The location is excellent, with local shops, parks, and highly regarded schools all within easy walking distance, as well as Kings Langley train station nearby for effortless commuting.

The accommodation itself is spacious and thoughtfully arranged, making it ideal for families and those seeking versatile living space. Upon entering, you are welcomed by a generous entrance hall that leads to two separate reception rooms, each providing a distinct area for relaxing, dining and entertaining. The front reception room benefits from a lovely bay window that fills the space with natural light, while the second reception room offers a flexible layout, perfect for a formal dining area or additional family lounge. The kitchen is well-appointed and complemented by a useful utility space and a convenient downstairs W/C, ensuring practicality for busy households. Upstairs, you will find three well-proportioned bedrooms, each with its own unique character and ample space for furnishings. The family bathroom is tastefully finished and boasts a large walk-in shower.

Externally, the established rear garden is a wonderful space which is mainly laid to lawn, whilst to the front of the property, there is a garage plus driveway, providing secure parking for multiple vehicles. Viewing is highly recommended to appreciate the blend of period charm and modern convenience that this delightful home has to offer.





Broomfield Rise

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 mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upper Chain
- Potential To Extend (STPP)
- 2 Separate Reception Rooms
- Garage Plus Driveway
- Downstairs W/C and Utility Space
- Character Features Throughout
- Walking Distance to Local Shops, Parks and Schools Plus Kings Langley Train Station





General Information

Services

For broadband and mobile speeds see:

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

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.





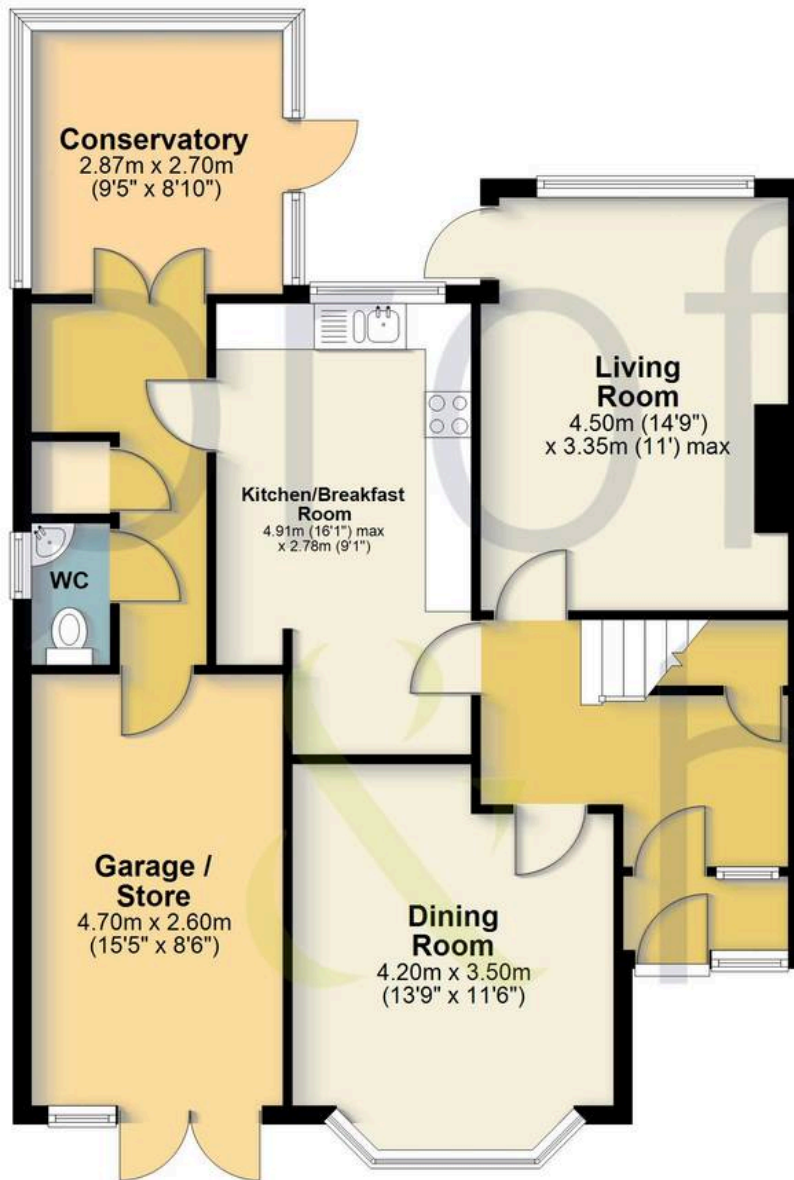






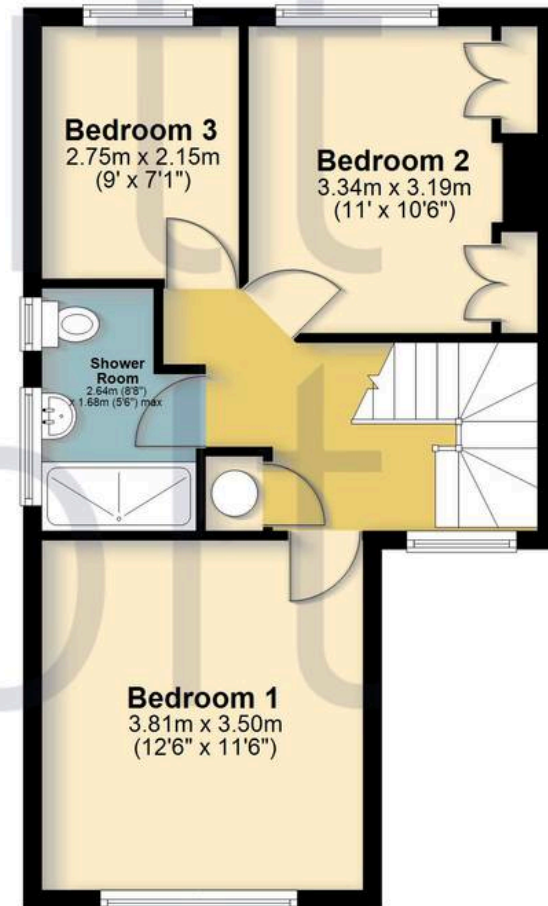
Ground Floor

Approx. 80.1 sq. metres (862.1 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 123.4 sq. metres (1328.6 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

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

