



Berkeley Close, Abbots Langley

In Excess of **£480,000**

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& holt





Berkeley Close

Abbots Langley



Situated in a popular residential cul-de-sac, this beautifully presented three-bedroom mid-terraced home offers stylish, well-maintained accommodation, making it an ideal purchase for families, first-time buyers or those looking to upsize.

The ground floor is thoughtfully arranged with a welcoming entrance hall, a modern fitted kitchen to the front and a superb open-plan living and dining room, creating a bright and sociable space for everyday living and entertaining. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces, while a convenient downstairs cloakroom completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, all served by a contemporary family bathroom.

The rear garden is a real feature of the home, providing a pleasant outdoor space leading to a detached garage, which is accessed via a rear service road. There is also the option to create an off-street parking space by incorporating a section of the rear garden, offering additional convenience for future owners (subject to any necessary consents).

Presented in excellent condition throughout, this is a fantastic opportunity to acquire a home that is ready to move straight into. Conveniently located close to well-regarded schools, local amenities and excellent transport links, the property is perfectly positioned for modern family living.



Berkeley Close

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.

- Three-bedroom mid-terraced home
- Excellent condition throughout
- Open-plan living/dining room
- French doors to the rear garden
- Modern fitted kitchen
- Downstairs cloakroom
- Detached garage with rear access
- Potential for additional off-street parking (STPP)





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: D

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:

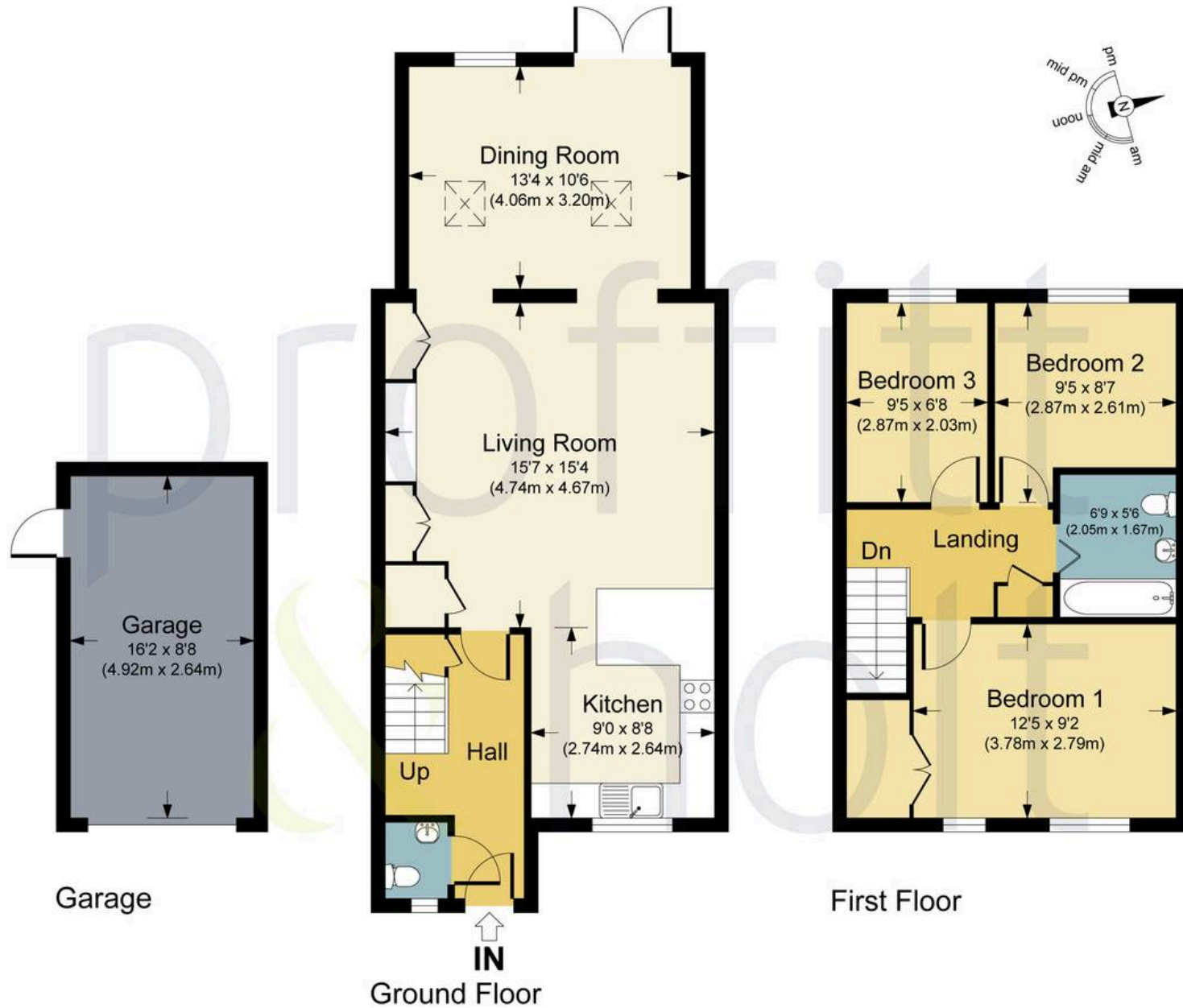
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







BERKELEY CLOSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1069.50 SQ FT / 99.36 SQ M. INC. GARAGE

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