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**FOR SALE**  
01923 270333

Langley Lane, Abbots Langley

Guide Price £580,000

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## Langley Lane

Abbots Langley

A rarely available 3 bedroom semi-detached family, within a short walk of local Schools, shops and parks. Having been extended previously to the rear, there is an abundance of potential to extend further, if desired (STPP).

Briefly, the accommodation consists of a welcoming entrance hall with doors leading to both the living room and kitchen. The kitchen itself offers plenty of worktop and cupboard space, and also incorporates a seating area. The living space is made up of 3 separate rooms, which all flow together nicely and can be shut off or left open, depending on the owners needs. Additionally, there is a utility room and downstairs W/C positioned at the rear of the large garage.

To the first floor, there are 3 well appointed bedrooms and a family bathroom with separate toilet. The bathroom itself offers both a standalone bath and separate shower cubicle. 2 of the bedrooms are generous doubles, both with fitted wardrobes.

Externally, the West-facing rear garden is particularly private and is predominantly laid to lawn with established borders. To the front, there is a neat driveway with off street parking for multiple vehicles and access to the garage, which offers further parking, excellent storage or potential to convert to living space (STPP).

Viewing is highly recommended.





## Langley Lane

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 an approximately two miles distance.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Spacious Semi-Detached Home
- Large Garage
- Extended At Rear
- Further Potential To Extend (STPP)
- Driveway
- Utility Room And Downstairs W/C
- Short Walk To Local Parks, Shops And Schools



*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

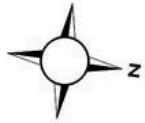
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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

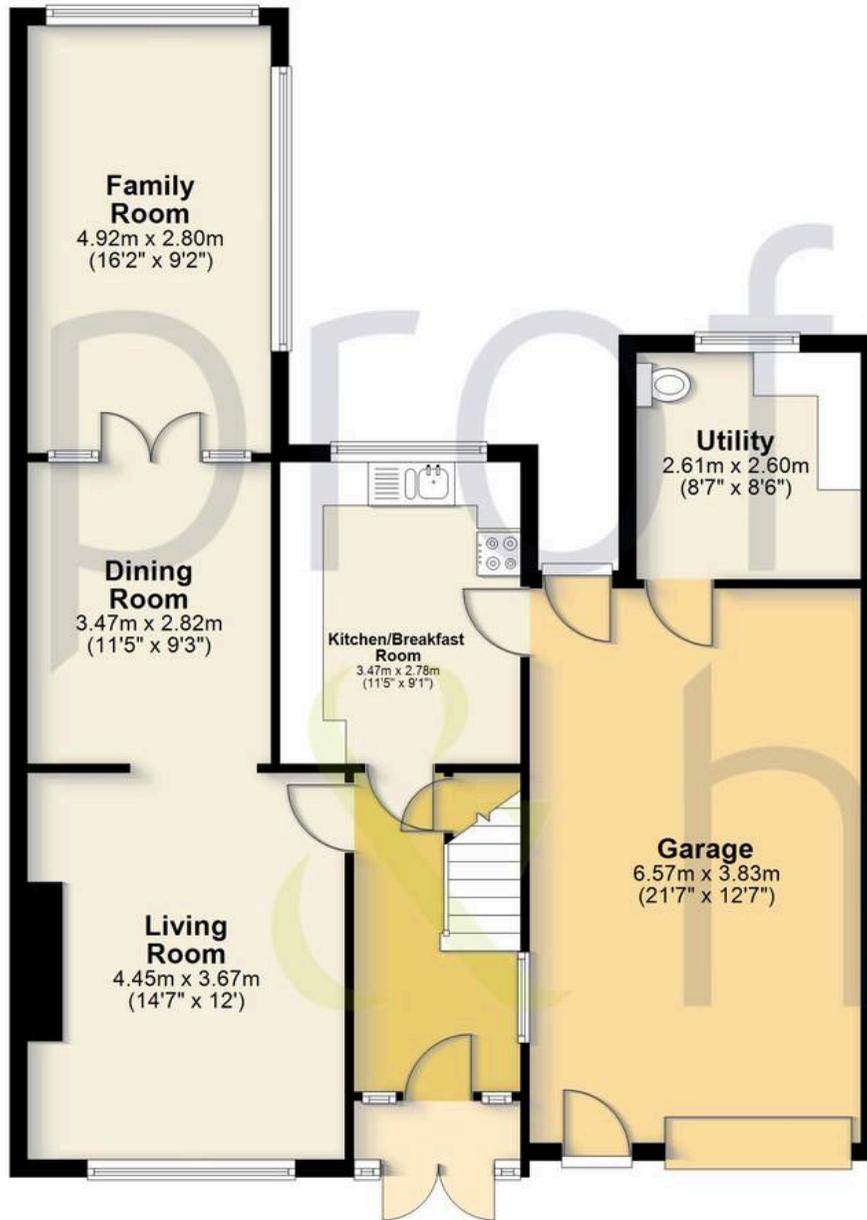






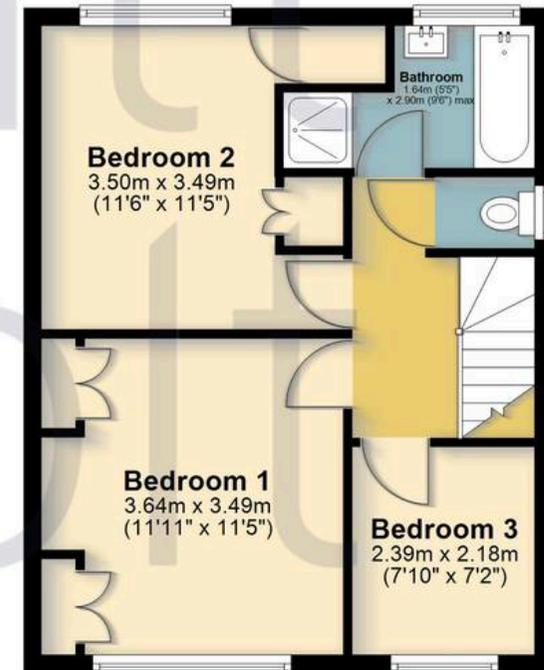
### Ground Floor

Approx. 92.6 sq. metres (996.6 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 134.0 sq. metres (1442.2 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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