

Station Road, Kings Langley

In Excess of £550,000

proffitt & holt



Station Road

Kings Langley

A charming traditional family home, ideally positioned within a short walk of **Kings Langley Train Station** and offering a blend of character features alongside modern family living.

The property has been thoughtfully extended to create a superb **open-plan kitchen/diner**, providing an excellent space for both everyday family life and entertaining. Character features are found throughout, adding warmth and charm, while the **log burner within the formal sitting room** creates a cosy focal point within the home. There are **three well-proportioned bedrooms on the first floor**, complemented by a **useable loft room** which offers excellent versatility as a home office, playroom, hobby space or additional occasional bedroom, subject to the necessary permissions. Whilst a further bedroom/study sits on the ground floor.

Externally, the property benefits from a **driveway providing off-road parking for two cars**, while its convenient location places Kings Langley Station and the village's amenities within easy reach.

A fantastic opportunity to acquire a characterful family home in a popular and convenient location.







Station Road

Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively.

For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile.

- Traditional Family Home
- Extended Open-Plan Kitchen/Diner
- Short Walk To Kings Langley Train Station
- 3/4 Bedrooms Plus Useable Loft Room
- Driveway For 2 Cars
- Character Features Throughout
- Log Burner



General Information

EPC - Energy Efficiency Rating: D

EPC – Environmental Impact Rating: E

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.







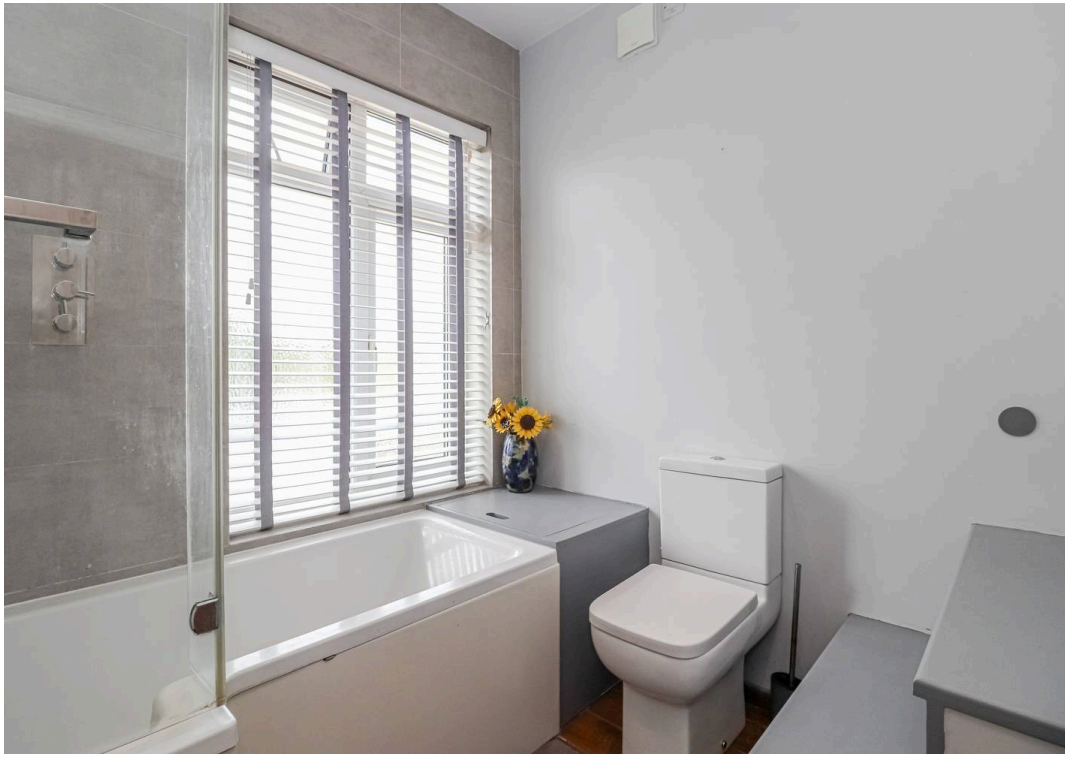


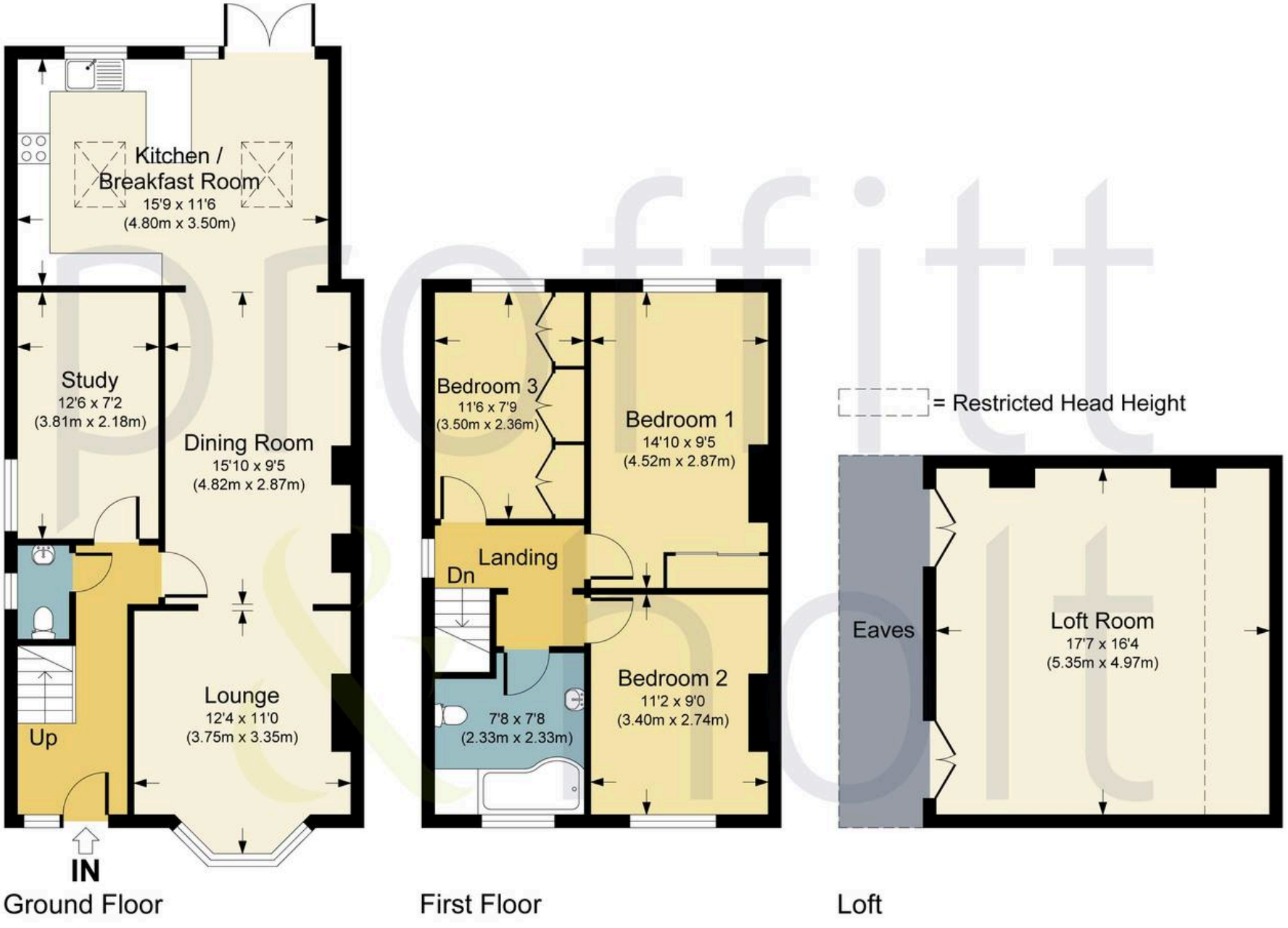












STATION ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1386.93 SQ FT / 128.85 SQ M. INC. LOFT

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