



Common Lane, Kings Langley
£1,675,000

proffitt
& holt





Common Lane

Kings Langley

An exceptional five-bedroom detached home, beautifully situated on a private road just a short stroll from the vibrant Kings Langley High Street, renowned schools, and the village Common. Having been meticulously extended and refurbished throughout to an impeccable specification, the current owners have respected the original 1920's character and fabric of the building, whilst simultaneously creating a contemporary space arranged over two floors that offers comfortable and versatile living for the modern family.

The heart of the home is undoubtedly the impressive open-plan kitchen, dining, and living area. The kitchen itself has been tastefully fitted in a stunning traditional design, whilst boasting a range of integrated appliances, hot water tap and luxurious island. A range of bi-fold doors seamlessly connect the inside with the outdoors, making this a wonderful space to enjoy everyday family life or to entertain.

Additionally, the ground floor boasts multiple reception rooms, providing flexible spaces ideal for entertaining, relaxing, or working from home, as well as a practical utility room and a stylish downstairs shower room. The latter sits adjacent to a further room, which would be ideally suited as a bedroom for guests or elderly relatives.

Upstairs, the master suite is a wonderful room, featuring a luxurious walk-in wardrobe and a beautifully appointed en-suite bathroom. The additional bedrooms are generously proportioned and flooded with natural light, whilst being serviced by a high-end family bathroom which boasts large walk-in shower and freestanding bath.

Externally the property excels. The South-facing rear garden measures approximately 200ft in length and has been fully landscaped with no expense spared to create a wonderful space with 4 distinct areas.



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Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

- Planning Permission And Infrastructure In Place For Garden Room With Kitchen And Bathroom
- Fully Landscaped South-Facing Garden Measuring Approx 200FT
- Large Patio Area With Outdoor Kitchen
- Driveway For 5-6 Cars
- Private Road Within Short Walk Of Kings Langley High Street, Schools And Common
- Exceptional Open-plan Kitchen/Dining/Living Room With 6m wide sliding doors to Garden
- 4/5 Bedrooms Arranged Over Two Floors
- Master Bedroom Suite Boasting Walk-In Wardrobe And En-Suite
- Meticulously Extended And Refurbished Throughout To An Impeccable Specification
- Multiple Reception Rooms Plus Utility Room And Downstairs Shower Room



General Information

EPC – Energy Efficiency Rating: E

EPC – Environmental Impact Rating: E

Council Tax Band: G

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.

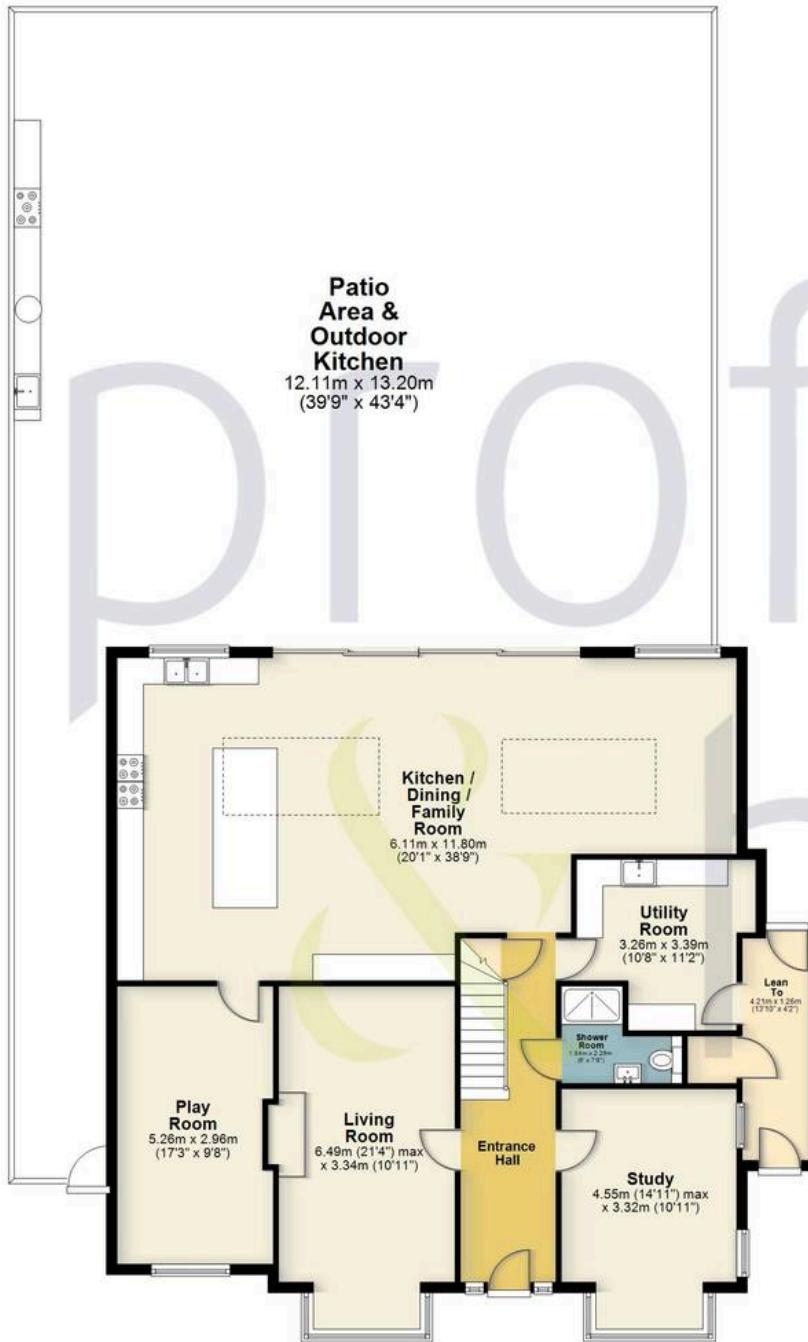








Ground Floor
Approx. 145.8 sq. metres (1569.5 sq. feet)
(excluding Patio Area & Outdoor Kitchen)



First Floor
Approx. 85.2 sq. metres (917.2 sq. feet)



Total area: approx. 231.0 sq. metres (2486.7 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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