



15 Follett Drive, Abbots Langley
£799,950

proffitt
& holt





Follett Drive

Abbots Langley

An immaculately presented four-bedroom semi-detached home, nestled in a peaceful cul-de-sac within a short walk of local shops, schools and the beautiful Leavesden Country Park.

Having been thoughtfully extended and refurbished to a particularly high standard throughout, this impressive property welcomes you with a bright and spacious entrance hall that leads in to both a formal living room and a separate reception room. Currently used as a treatment room, this separate space could also be used as a home office or guest bedroom, with an additional kitchenette and W/C.

The formal living room leads into a truly stunning open-plan kitchen and living area. The heart of the home, this space has been expertly designed for modern family life and entertaining, featuring high-quality fittings and ample room for both dining and relaxation. The kitchen itself boasts sleek cabinetry, integrated appliances, and generous work surfaces. Natural light floods the room via the bi-fold doors which open out directly to the South-facing garden. A separate utility room and further W/C add to the practical appeal of the layout, ensuring daily routines are both convenient and discreet. Upstairs, you will find four well-proportioned bedrooms, each thoughtfully decorated and providing comfortable accommodation for family or guests. The family bathroom is finished to an exceptional standard, creating a luxurious space to unwind.

Externally, the South-facing rear garden has been fully landscaped to create a low maintenance space that's perfect for entertaining, with a large patio area that flows out from the house. Whilst to the front, there is off street parking for multiple vehicles.





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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 approximately three miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately two miles distance.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Quiet Cul-De-Sac
- Stunning Open-Plan Kitchen/Living
- Refurbished To A High Standard Throughout
- Tastefully Decorated
- Treatment Room With Kitchenette And W/C
- Utility Room And W/C
- Landscaped South-Facing Rear Garden
- Short Walk To Local Shops Schools And Leavesden Country Park





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.

For broadband and mobile speeds see;

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





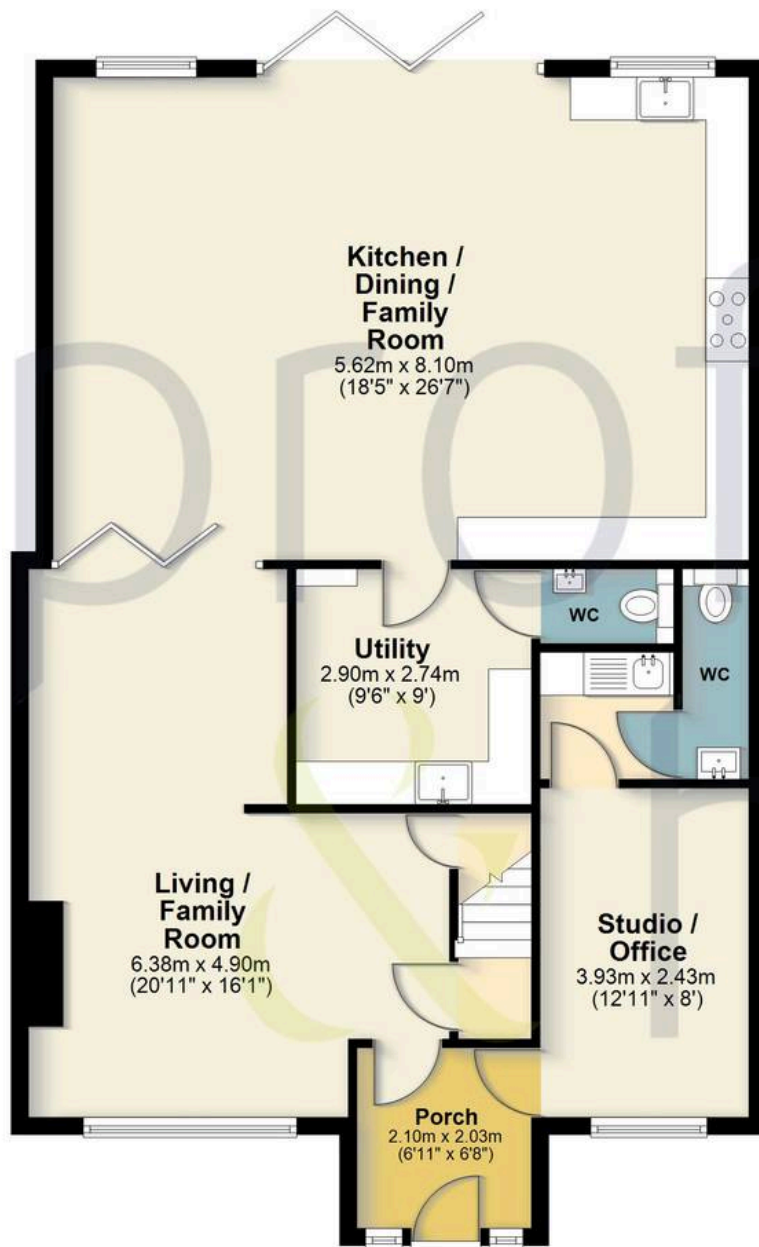






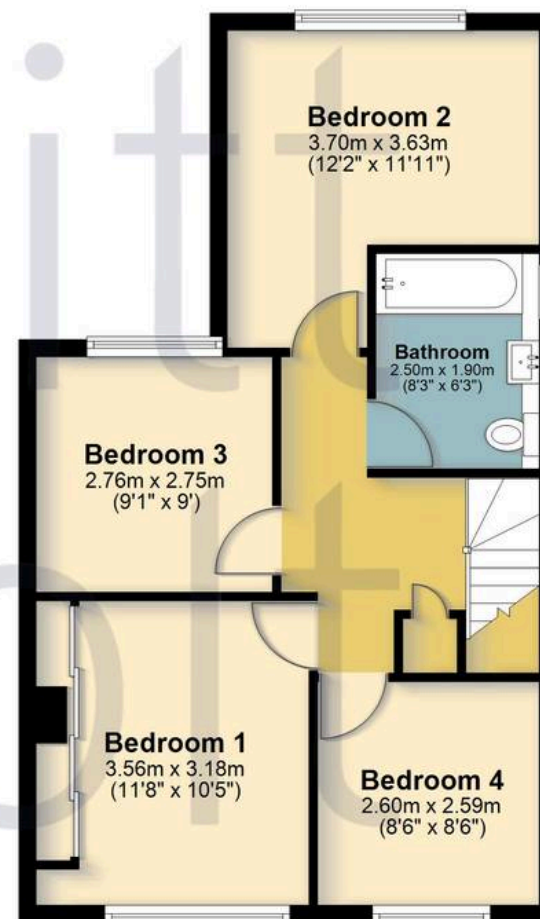
Ground Floor

Approx. 103.1 sq. metres (1109.9 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



Total area: approx. 154.4 sq. metres (1661.9 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.





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